



FORENSIC ENGINEERING SERVICES

PO BOX 783, JENKS, OKLAHOMA 74037 | 918.970.4722 | 855.918.5111 (TF) | WWW.VALORFES.COM

## POST-FIRE EVALUATION REPORT OF FINDINGS

REPORT PREPARED FOR:

### MULLICAN RESIDENCE

6000 COUNTRY RIDGE LANE  
NEWALLA, OKLAHOMA 74857

STATE FARM  
CLAIM NUMBER: 3612N432Q

EVALUATION AND REPORT PREPARED BY:



CHAD T. WILLIAMS, P.E.  
PRINCIPAL ENGINEER: FORENSICS

JUNE 6, 2021

FILE NUMBER VFES OK-05.30.2021.01  
OKLAHOMA PROFESSIONAL ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION 8371, EXP. 06.30.2021

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**VALOR FORENSIC ENGINEERING SERVICES****SECTION 1: SCOPE OF WORK AND SUMMARY OF CONCLUSIONS****1.1: SCOPE OF WORK:**

Valor Forensic Engineering Services, LLC (Valor FES) was retained on May 30, 2021, on behalf of the building owner to evaluate the residence located at 6000 Country Ridge Lane, Newalla, Oklahoma 74857. The scope of work for this evaluation was to:

1. Determine the extent of fire damage to the dwelling as a result of a fire reported on October 15, 2020.

**1.2: SUMMARY OF FINDINGS AND CONCLUSIONS:**

Valor FES determined the findings and/or conclusions summarized below based on the Scope of Work as listed above, the review and analysis of the available and applicable data and/or images as discussed within this Report of Findings, the review of the conditions present at the subject site during the respective site evaluation(s), and the education, training, and experience of the professional engineering and other assigned staff:

1. The conceptual scope of repairs for the subject residence as a result of the fire reported on October 15, 2020, includes:
  - a. Removal and reconstruction of the laminate-style asphalt-composition shingle roof surfaces in their entirety. It will also be necessary to remove and replace the charred/delaminated roof decking along the northern approximately 50-feet of the dwelling.
  - b. Removal and reconstruction of the burned studs along the pass through on the kitchen wall along the south side of the kitchen. Removal and reconstruction of the burned/charred framing along the perimeter walls of the kitchen, pantry, and hallway.
  - c. Removal and reconstruction of the roof and ceiling framing over the northern approximately 50-feet of the dwelling due to the charring of the members and the observed heat damage.
  - d. Removal and reconstruction of the interior finishes which had been demolished over the northern approximately 2/3rds of the living space in the dwelling and the interior finishes along the south end of the building.
  - e. Removal and reconstruction of the doorframe from the living room to the back (east) covered porch.
  - f. Removal and replacement of the sections of the soffit and fascia panels along the perimeter of the dwelling due to the accumulation of soot, the areas of heat damaged finishes, and the full loss of the section along the east side of the dwelling. This also includes sections of the gutter which were deformed from the heat and where the coatings had burned off along the perimeter.
  - g. Removal and replacement the perimeter windows of the dwelling. If the intent is to maintain an 'as constructed' exterior flanged windows, it will be necessary to remove the existing siding, restore the underlying moisture resistant barrier, and then install the new windows and flashing. Given the extent of the siding demolition which would be needed



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to maintain the flanged windows, the full removal and replacement of the exterior siding should be considered.

2. At the time of the site evaluation, portions of the framing located along the exterior walls remained in place. During the demolition process, it is possible that additional fire damage will be identified to the wall top plates and/or sheathing. Should additional fire damage be noted, it will be necessary to expand the scope of repairs.
3. If the intent is to maintain an 'as constructed' exterior flanged windows, it will be necessary to remove the existing siding, restore the underlying moisture resistant barrier, and then install the new windows and flashing.
4. The exterior siding of the dwelling had areas of heat damage toward the northeast corner of the dwelling, areas of lesser heat damage near various soffit vents, and areas of soot across the entirety of the perimeter of the dwelling. If the exterior siding is not to be replaced to maintain the flanged windows as discussed above, it will be necessary to complete localized repairs to the exterior siding to correct the aforementioned heat/fire damage. In order to complete this repair, it will be necessary to locate compatible and visually consistent wood fiber siding to interlace with the existing siding and to then repaint the exterior of the dwelling to maintain a cohesive appearance. Should compatible and visually consistent wood fiber siding not be available, the removal and replacement of the exterior siding in its entirety should be considered.
5. Given the extent of damage relative to the fire and the removal of systems prior to the site evaluation, it is recommended that the plumbing, electrical, and HVAC systems be replaced to ensure conformance with current building codes and manufacturer recommendations.
6. It is recommended to consult with a properly credentialed industrial hygienist to determine the scope of repairs/cleaning necessary to restore the east side of the dwelling and/or other portions of the dwelling not otherwise reconstructed. The industrial hygienist should also provide recommendations relative to the remediation of the continued water intrusions and damage to the remaining wall board wall and ceiling surfaces of the dwelling due to the burned through holes within the roof system.
7. Given the necessary and extensive scope of repair, it is recommended to conduct an economic analysis to determine the feasibility of completing necessary repairs relative to demolition and reconstruction.

The conclusions listed above are a summary of discussions and conclusions located within the Analysis Section of this report of findings. The conclusions and/or findings contained herein have been determined within a reasonable degree of engineering certainty. The Licensed Professional Engineer signing this report is the only person with the authority to change the contents of this report. Any revisions and/or changes will be provided in writing to the retaining client.

**END OF SECTION 1: SCOPE OF WORK AND SUMMARY OF CONCLUSIONS**



**VALOR FORENSIC ENGINEERING SERVICES****SECTION 2: BACKGROUND INFORMATION****2.1: REFERENCE INFORMATION:**

Mr. Chad T. Williams, P.E. (Valor FES) performed an evaluation of the residence on June 4, 2021. No one was present to represent the owner at the time of the site evaluation. Mr. Drew Jamison with Valiant Technical Services, LLC was present to assist with obtaining aerial images of the subject building utilizing an unmanned aerial vehicle (UAV) drone.

The information relative to the fire subject building was provided to Valor FES by Mr. Ian Rupert, a Public Adjuster, which had been retained by the owner of the dwelling.

Mr. Rupert provided a copy of the Oklahoma City Fire Department (OKCFD) NFIRS1-1 Base Report. This report indicated that the OKCFD received notice of the fire at 01:21 AM (CDT) and arrived at the scene at 01:24 AM (CDT). The last unit was reported to have cleared the scene at 03:22 AM (CDT)

**2.2: BUILDING SUMMARY:**

Valor FES obtained and reviewed real property data relevant to the subject residence. PDF copies of the available and applicable real property data have been retained in the electronic files of Valor FES and are included in Attachment A. The Oklahoma County Assessors website indicated that the subject dwelling was constructed in 2001 indicating that the building was approximately 20 years old at the time of the site evaluation. For the purposes of this report, the front the dwelling was reported to face to the west based upon the location of the primary entry door.

The subject residence was a single-story, approximately 1,595 square foot, dwelling. The dwelling was constructed with a concrete slab-on-grade foundation supporting conventional wood framed walls. The exterior sheathing for the dwelling was only visible through limited areas where window frames had been removed and appeared to be oriented strand board (OSB) panels. The exterior of the building was clad with what appeared to be painted wood-fiber wood look siding. The roof surfaces were covered with laminate-style asphalt-composition shingles. The floors of the dwelling consisted of ceramic floor tile and carpet. It should be noted that the carpet had been removed prior to the site evaluation and was identified by the presence of tack strip.

A covered carport (with an integral roof) was located along the south end of the dwelling. A fully detached garage was located to the east of the south end of the dwelling.

**2.3: EVALUATION METHODOLOGY:**

The residence was reported to have been damaged by a fire. The primary evaluation included:

- the review of available and applicable weather data,
- the review of available and applicable fire reports,
- the review of available and applicable property owner/witness statements,
- the review of real property and other available data, and
- the visual and tactile evaluation of conditions present at the site.

Post fire evaluations performed by Valor FES are to determine the extents of damage and/or suitability for reuse of building components and are not to determine the cause and/or origin of a



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specific fire. The work necessary to complete a specific evaluation may be expanded due to the conditions present at the site and/or the scope of work.

**END OF SECTION 2: BACKGROUND INFORMATION**



**VALOR FORENSIC ENGINEERING SERVICES****SECTION 3: DATA SUMMARY AND ANALYSIS:****3.1: SCOPE OF WORK:**

Valor Forensic Engineering Services, LLC (Valor FES) was retained on May 30, 2021, on behalf of the building owner to evaluate the residence located at 6000 Country Ridge Lane, Newalla, Oklahoma 74857. The scope of work for this evaluation was to:

1. Determine the extent of fire damage to the dwelling as a result of a fire reported on October 15, 2020.

The text above is a verbatim copy of the text from Section 1.1 and was included for the convenience of the reader.

**3.2: PHYSICAL CONDITIONS PRESENT AT SITE SUMMARY:**

It was understood that the fire originated within the kitchen of the dwelling and then spread into the attic space. The fire was then understood to have extended through the roof decking and shingles.

The attic of the dwelling was vented in part through a series of linear soffit vents. Heavy soot and partially displaced finishes were noted around the various soffit vents. The soffits and fascia along the east side of the dwelling were partially consumed and charred. The framing which supported the sheathing/soffits was also burned/charred. The soffit vents were sagging which was consistent with damage from heat.

The exterior of the dwelling was clad with a wood-fiber wood look siding. Portions of the lower edges of the siding were in deteriorated condition.

Access to the attic was from a hatch located within the north carport. Charred and partially consumed framing was observed over approximately the northern 40-feet of the dwelling. The framing which extended further to the south also had areas where the sap within the framing had driven out and burned. As such, it appeared that the burned and charred framing and the framing which heat damage extended approximately 50-feet south of the north elevation. The diagonal bracing was also charred with portions of the wood separating and curling.

Prior to the Valor FES site evaluation, demolition had been completed which included the removal of most of the wall board ceiling surfaces and the interior wall finishes for the kitchen and living room. The perimeter windows had been covered with wood panels. Many of the window assemblies had also been removed prior to the site evaluation. The door frame from the living room to the back (east) covered porch was partially charred. The visible sections of the roof framing, ceiling framing, and roof decking above the kitchen were visibly charred and partially consumed. Portions of the wood roof decking and shingles had burned through resulting in holes exposing the interior of the dwelling to the outside. Portions of the wall studs along the south wall pass through of the kitchen were also burned. It should be noted that the floor finishes had been removed through most of the dwelling. It appeared that the flooring consisted primarily of carpet due to the presence of tack strips.

Digital images from the site evaluation on June 4, 2021, have been included within Attachment D: Site Observations and Images: 06.04.2021. The observations included within this section provide a summary of observations but may not exhaustively represent all conditions noted within



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the Site Observations and Images section. Copies of digital images obtained by Valor FES as part of its work have been retained in the electronic files. Valor FES was also provided with a digital copy of Matterport images taken prior to the completion of interior demolitions. This digital model was reviewed by Valor FES as part of its work.

**3.3: CONCEPTUAL SCOPE OF REPAIRS:**

The subject residence was reported to have been damaged by a fire on October 15, 2020. The conceptual scope of repairs for the subject residence as a result of the fire reported on October 15, 2020, includes:

1. Removal and reconstruction of the laminate-style asphalt-composition shingle roof surfaces in their entirety. It will also be necessary to remove and replace the charred/delaminated roof decking along the northern approximately 50-feet of the dwelling.
2. Removal and reconstruction of the burned studs along the pass through on the kitchen wall along the south side of the kitchen. Removal and reconstruction of the burned/charred framing along the perimeter walls of the kitchen, pantry, and hallway.
3. Removal and reconstruction of the roof and ceiling framing over the northern approximately 50-feet of the dwelling due to the charring of the members and the observed heat damage.
4. Removal and reconstruction of the interior finishes which had been demolished over the northern approximately 2/3rds of the living space in the dwelling and the interior finishes along the south end of the building.
5. Removal and reconstruction of the doorframe from the living room to the back (east) covered porch.
6. Removal and replacement of the sections of the soffit and fascia panels along the perimeter of the dwelling due to the accumulation of soot, the areas of heat damaged finishes, and the full loss of the section along the east side of the dwelling. This also includes sections of the gutter which were deformed from the heat and where the coatings had burned off along the perimeter.
7. Removal and replacement the perimeter windows of the dwelling. If the intent is to maintain exterior flanged windows (as originally installed), it will be necessary to remove and replace sections of the exterior siding and underlying moisture resistant barrier. Given the extent of the siding demolition which would be needed to maintain the flanged windows, the full removal and replacement of the exterior siding should be considered.

This Conceptual Scope of Repairs is intended for cost estimating purposes only. This Conceptual Scope of Repairs should not be accepted by any jurisdiction, contractor, owner, etc. as final signed/seals engineering design/construction plans. The owner of the residence may require design services of licensed professional engineers, registered architect and/or other design professionals acting within tier respective areas of licensure, knowledge, and experience and in accordance with local and/or stated laws, rules, codes, and/or other regulations in order to complete this Conceptual Scope of Repairs.



**VALOR FORENSIC ENGINEERING SERVICES****3.4: ADDITIONAL DISCUSSION:**

In addition to the conceptual scope of repairs listed above, conditions were observed during the site evaluation which warrant further discussion. These matters are summarized below.

**3.4.1: CONCEALED FRAMING:**

At the time of the site evaluation, the interior contents had been removed and the interior finishes had been removed over approximately the northern 2/3rds of the living quarters section of the dwelling. Portions of the wall framing remained concealed along the perimeter walls. As such, the potential for heat and/or fire to have damaged the framing in this area could not be excluded. Therefore, it is recommended to plan for the removal and replacement of the wood roof framing over approximately the northern 50-feet of the dwelling. It should be noted that the recommended scope of framing repairs is subject to further evaluation during the demolition process as portions of the framing were not accessible due to the remaining wall board. **At the time of the site evaluation, portions of the framing located along the exterior walls remained in place. During the demolition process, it is possible that additional fire damage will be identified to the wall top plates and/or sheathing. Should additional fire damage be noted, it will be necessary to expand the scope of repairs.**

**3.4.2: WINDOW REPLACEMENT AND EXTERIOR SIDING:**

As part of the review of historical images relative to the property, Valor FES reviewed Street View images from Google Earth. The Street View Image dated November 2015, included as Figure 3.4.2.1 (below) shows that the primary west facing windows had curved arch tops. For clarity, Figure 3.4.2.2 (also below) is a cropped version of the images in Figure 3.4.2.1 focused on the subject dwelling. The curved front (west) windows are marked with red arrows.



Figure 3.4.2.1: Google Earth Street View Image dated November 2015.



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Figure 3.4.2.2: Cropped and enlarged portion of the digital image in Figure 3.4.2.1. The location of curved windows for the west elevation are marked with red arrows.

Valor FES was provided with a copy of State Farm estimate which included the date of '5/6/2021' on the lower left corner (included as Attachment E: State Farm Estimate). This estimate indicated that it was for fire damage reported October 15, 2020. The estimate included the removal and replacement of the windows for the 'front bedroom', 'hall bathroom', 'back bedroom', 'living room', 'dining room', 'kitchen', 'laundry room', 'master bedroom', and 'master bathroom'. Part of this estimate included costs for 'retrofit' windows. 'Retrofit' windows are commonly replacement windows and are installed within the original window flange. This type of window will not restore the dwelling to the pre-fire condition as they represent a different type of installation. **If the intent is to maintain an 'as constructed' exterior flanged windows, it will be necessary to remove the existing siding, restore the underlying moisture resistant barrier, and then install the new windows and flashing.**

At the time of the site evaluation, portions of the wood fiber trim along the perimeter of the windows had been nailed through to secure the wood panels over the various windows. It was also noted that the painted surfaces had commonly been partially covered with soot. Roughly semi-circular concentrated areas of soot were observed below the soffit vents at the northeast corner of the dwelling and were consistent with heat damage to the coatings for the exterior siding. It was also noted that there was a concentration of soot below the trim located along the top edge of the perimeter siding. **The exterior siding of the dwelling had areas of heat damage toward the northeast corner of the dwelling, areas of lesser heat damage near various soffit vents, and areas of soot across the entirety of the perimeter of the dwelling. If the exterior siding is not to be replaced to maintain the flanged windows as discussed above, it will be necessary to complete localized repairs to the exterior siding to correct the aforementioned heat/fire damage. In order to complete this repair, it will be necessary to locate compatible and visually consistent wood fiber siding to interlace with the existing siding and to then repaint the exterior of the dwelling to maintain a cohesive appearance. Should compatible and visually consistent wood fiber siding not be available, the removal and replacement of the exterior siding in its entirety should be considered.**

### 3.4.3: INTERIOR MECHANICAL AND ELECTRICAL:

It was noted that the electrical, plumbing, and HVAC systems had been removed as part of the remediation efforts to the interior of the dwelling. As such, it is not possible for Valor FES to directly comment on any observed conditions relative to these systems. **Given the extent of damage relative to the fire and the removal of systems prior to the site evaluation, it is**



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**recommended that the plumbing, electrical, and HVAC systems be replaced to ensure conformance with current building codes and manufacturer recommendations.**

**3.4.4: INTERIOR CONTAMINATION/CLEANING:**

The fire primarily extended from the kitchen and into the attic. The interior finishes had been removed from much of the dwelling prior to the site evaluation. Fire damage was noted to the ceiling rafters above the kitchen and north end of the dwelling (burned primarily from the attic side). Soot was present to the limited remaining sections of the interior wall board wall and ceiling surfaces. As such, **it is recommended to consult with a properly credentialed industrial hygienist to determine the scope of repairs/cleaning necessary to restore the east side of the dwelling and/or other portions of the dwelling not otherwise reconstructed. The industrial hygienist should also provide recommendations relative to the remediation of the continued water intrusions and damage to the remaining wall board wall and ceilings surfaces of the dwelling due to the burn through holes within the roof system.**

**3.4.5: FEASIBILITY OF REPAIR:**

Framing members for roof systems and ceiling were commonly damaged along the northern approximately 50-feet of the dwelling. The fire had burned through the roof surface near the ridge and above the approximate location of the kitchen. The roof decking was observed to be commonly charred and/or partially delaminated indicating that it was not suitable for continued use. As previously mentioned, soot was present within the entirety of the dwelling. The damage present was extensive and the costs to repair the identified damage should be evaluated relative to the cost of complete reconstruction. Therefore, **given the necessary and extensive scope of repair, it is recommended to conduct an economic analysis to determine the feasibility of completing necessary repairs relative to demolition and reconstruction.**

The extensive fire damage to the roof framing and to the ceiling joists above the kitchen compromised the framing of the dwelling. The efforts necessary to disassemble and reconstruct this portion of the dwelling will expose work crews to safety hazards. The inherent hazards related to the removal and reconstruction of the area above the kitchen should be considered as a limiting factor for the feasibility of completing the necessary repairs.

**END OF SECTION 3: DATA SUMMARY AND ANALYSIS**



**VALOR FORENSIC ENGINEERING SERVICES**

**SECTION 4: ATTACHMENTS:**

- A. Real Property Data
- B. Oklahoma City Fire Department NFIRS1-1 Base Report
- C. Field Notes: 06.04.2021
- D. Site Observations and Images: 06.04.2021
- E. State Farm Repair Estimate
- F. Curriculum Vitae: Chad T. Williams, P.E. (Principal Engineer: Forensics)
- G. General Conditions and Limitations
- H. Rates, Terms, and General Conditions
- I. Invoices

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**SECTION 4: ATTACHMENT A:  
REAL PROPERTY DATA**





**DID YOU  
KNOW?**

## Oklahoma County consists of:

720 Square miles with more than 320,000 parcels  
representing 21% of the State's assessed value

Read more

**Larry Stein** Oklahoma County Assessor (405) 713-1200 - Public Access System

[Home](#)    [Contact Us](#)    [Guest Book](#)    [Map Search](#)    [New Search](#)

Real Property Display - Screen Produced 5/31/2021 9:00:26 AM

Account: <b>R100011000</b>	Type: <b>Residential</b>		Location:	6000 COUNTRY RIDGE LN
Building Name/Occupant:			<a href="#">Map Parcel</a>	OKLAHOMA CITY
Owner Name 1:	MULLICAN STEPHEN & KELLEY		1/4 section #:	1109
Owner Name 2:			Parent Acct:	
Billing Address 1:	C/O BERNICE WHITE		Tax District:	<b>TXD 411</b>
Billing Address 2:	6500 S COUNTY LINE RD		School System:	McLoud #1
City, State, Zip	OKLAHOMA CITY, OK 73169		Land Size:	2.00 Acres
Country: (If noted)			Lot Dimensions:	Width    Depth
<div style="border: 1px solid gray; padding: 2px; display: inline-block;">Personal Property</div>		<div style="border: 1px solid gray; padding: 2px; display: inline-block;">Land Value: 18,530</div>		<div style="border: 1px solid gray; padding: 2px; display: inline-block;">Treasurer:</div>
Sect 28-T11N-R1E Qtr NE		<a href="#">COUNTRY RIDGE ESTATES Block 001 Lot 001</a>		<div style="border: 1px solid gray; padding: 2px; display: inline-block;">Click to View Taxes</div>
<div style="border: 1px solid gray; padding: 2px; display: inline-block;">Subdivision Sales</div>				

**Full Legal Description:** COUNTRY RIDGE ESTATES 001 001

[Photo & Sketch \(if available\)](#)    [Comp Sales Address/Date/Price \(ordered by relevancy\)](#)    [Report Coming Soon](#)



No comparable sales returned.

Value History (\*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Tax	Tax Savings
2021	26,505	26,505	2,915	0	2,915	109.12	318.14	0.00
2020	181,000	171,162	18,827	0	18,827	109.12	2,054.49	118.09
2019	179,500	163,012	17,931	0	17,931	112.31	2,013.87	203.69
2018	159,000	155,250	17,077	0	17,077	118.42	2,022.32	48.85
2017	158,500	147,857	16,263	0	16,263	119.23	1,939.19	139.59

[-](#)    [--](#)    [>](#)    [>|](#)    [1/5]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R100011000	2013	5% Capped Account	0

Property Deed Transaction History ([Recorded in the County Clerk's Office](#))

Date	Type	Book	Page	Price	Grantor	Grantee
1/28/2011	> Deeds	<a href="#">11563</a>	<a href="#">896</a>	150,000	BEALL BERNICE TRS BEALL BERNICE REV TRUST	MULLICAN STEPHEN & KELLEY
3/11/2005	> Deeds	<a href="#">9644</a>	<a href="#">135</a>	0	BEALL BERNICE	BEALL BERNICE TRS BEALL BERNICE REV TRUST
11/1/1985	> Historical	<a href="#">5397</a>	<a href="#">1980</a>	0		BEALL BERNICE

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2020	02/21/2020	181,000	171,162	18,827	0	18,827
2019	02/26/2019	179,500	163,013	17,931	0	17,931
2018	04/09/2018	159,000	155,250	17,077	0	17,077
2017	02/24/2017	158,500	147,857			
2016	02/26/2016	152,500	140,817	15,489	0	15,489



Last Mailed Notice of Value (N.O.V.) Information/History						
Year	Date	Market Value	<a href="#">Taxable Market Value</a>	Gross Assessed	Exemption	Net Assessed
-	--	>	>	[1/2]		
Property Building Permit History						
Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
11/2/2020			1	Fire Remodel		Active
10/31/2001	10201060	OKLAHOMA CITY	1	Carport	2,000	Inactive
9/11/2001	10201059	OKLAHOMA CITY	1	Main Dwellin	25,000	Inactive
1/22/1996	10201061	OKLAHOMA CITY	1	Garage	2,000	Inactive
Click button on building number to access detailed information:						
	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
Click	1	Improved	Salvage	2001	1,595	1 Stories



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**SECTION 4: ATTACHMENT B:  
OKLAHOMA CITY FIRE DEPARTMENT NFIRS1-1 BASE REPORT**

Oklahoma City Fire Department - 820 5th, OKLAHOMA CITY, OK 73106 4052973314

<b>A</b>	55013 FDID	OK State	10/15/2020 Incident Date	S36 Station	20063182 Incident Number	000 Exposure	<b>NFIRS -1 Basic</b>
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<b>B Location</b>	<input type="checkbox"/> See Wildland Fire Module for Location		Census Tract
1 Street address	6100 Number/Milepost	COUNTRY RIDGE Prefix Street or Highway	LN Street Type Suffix
		NEWALLA City	OK 74857- State Zip Code
	SE 59TH ST/SE 65TH ST Cross Street or Directions		

<b>C Incident Type</b> 111 Building fire Incident Type	<b>E1 Dates &amp; Times</b>	<b>E2 Shifts &amp; Alarms</b> Local Option
<b>D Aid Given or Received</b> N None	Dispatch 10/15/2020 01:21:53	A 0 Shift or platoon Alarms District
	<input checked="" type="checkbox"/> Arrival 10/15/2020 01:24:45	<b>E3 Special Studies</b> Local Option
	<input checked="" type="checkbox"/> Controlled 10/15/2020 01:36:00	
	<input checked="" type="checkbox"/> Last Unit 10/15/2020 03:22:21 Cleared	
		6339 Special Study ID# Special Study Value

<b>F Action Taken</b> 11 Extinguishment by fire service personnel Primary Action Taken (1)  12 Salvage & overhaul Additional Action Taken (2)  Additional Action Taken (3)	<b>G1 Resources</b> <input type="checkbox"/> Check this box and skip this section if an Apparatus or Personnel form is used. Apparatus Personnel Suppression 8 23 EMS 1 0 Other 5 8 <input type="checkbox"/> Check box if resource counts include aid received resources.	<b>G2 Estimated Dollar Losses &amp; Values</b> <b>LOSSES:</b> Required for all fires if known. Optional for non fires. None Property \$ 60,000 <input type="checkbox"/> Contents \$ 80,000 <input type="checkbox"/> <b>PRE-INCIDENT VALUE:</b> Property \$ 181,000 <input type="checkbox"/> Contents \$ 80,000 <input type="checkbox"/>
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<b>Completed Modules</b> <input checked="" type="checkbox"/> Fire-2 <input checked="" type="checkbox"/> Structure-3 <input type="checkbox"/> Civilian Fire Cas.-4 <input type="checkbox"/> Fire Serv. Casualty-5 <input type="checkbox"/> EMS-6 <input type="checkbox"/> HazMat-7 <input type="checkbox"/> Wildland Fire-8 <input checked="" type="checkbox"/> Apparatus-9 <input checked="" type="checkbox"/> Personnel-10 <input type="checkbox"/> Arson-11	<b>H1 Casualties</b> <input checked="" type="checkbox"/> None Fire Deaths Injuries Service Civilian <b>H2 Detector</b>	<b>H3 Hazardous Materials Release</b> N None	<b>I Mixed Use Property</b> NN Not mixed use
---	--	---	---

<b>J Property Use</b> 419 1 or 2 family dwelling
---

<b>M Authorization</b> Officer in charge ID 24777 Signature MAURICE W BARNETT	Rank Major	Assignment	Date
Check box if same as Officer in charge <input checked="" type="checkbox"/> 24777 Member Making Report's ID Signature MAURICE W BARNETT	Rank Major	Assignment	Date 10/15/2020



Oklahoma City Fire Department - 820 5th, OKLAHOMA CITY, OK 73106 4052973314

Incident: 20063182-000

**K1 Person/Entity Involved**

Local Option

Business name (if applicable)

( ) -

Phone Number

☐ Check this box if same address as incident location. Then skip the three duplicate address lines.

**MR****Stephen****Mullican**

Mr., Ms., Mrs.

First Name

MI

Last Name

Suffix

**6000**

Number

Prefix

**COUNTRY RIDGE**

Street or Highway

**LN**

Street Type

Suffix

Post Office Box

Apt./Suite/Room

**OKLAHOMA CITY**

City

**OK**

State

**74857-**

Zip Code

**K2 Owner**

Local Option



Same as person involved? Then check this box and skip the rest of this section.

Business name (if applicable)

( ) -

Phone Number

☐ Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs.

First Name

MI

Last Name

Suffix

Number

Prefix

Street or Highway

Street Type

Suffix

Post Office Box

Apt./Suite/Room

City

State

Zip Code

**L****Remarks:**

Local Option

**SYS** Validity of address cannot be determined:3200 S PEEBLY RD - SE Sector.  
**SYS** A cellular re-bid may have occurred, check the ANI/ALI Viewer for details  
**SYS** Validity of address cannot be determined:248 AT&T WIRELESS DEFAULT.  
**SYS** A cellular re-bid may have occurred, check the ANI/ALI Viewer for details  
**NM4667** Automatic Case Number(s) issued for Incident #[202010150104505], Jurisdiction:  
 Oklahoma City Fire Dept. Case Number(s): 20063182. requested by E36.  
**Westnet** Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed  
 from Station Alerting System at station \* 28-3 \*(Z2).  
**Westnet** Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed  
 from Station Alerting System at station \* 13-3 \*(Z2).  
**Westnet** Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed  
 from Station Alerting System at station \* 16-3 \*(Z4).

L 2

Remarks:

Local Option

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 18-2 \*(Z6).

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 07-3 \*(Z6).

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 36-3 \*(Z2).

TY7696 rp advised homeowner in process of moving, so doesnt know if anyone is home

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 36-3 \*(Z7).

C2CI Acknowledgement Received from EMSAOKC-C2C\EMSA 20-W-207034

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 36-3 \*(Z8).

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 27-2 \*(Z8).

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 16-3 \*(Z2).

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 01-1 \*(Z19).

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 28-3 \*(Z7).

C2CI Unit - 355, status change to STATUS\_DISPATCHED by EMSAOKC-C2C at 10/15/2020 01:22:56

Disposition = DSP;EMSAOKC-C2C;RMI.MIN=20-W-207034;Address=6100 COUNTRY RIDGE LN;Problem=Structure Fire with OCFD Resp;Priority=1-Life Threatening Emergency;Multi-Agency Links= Post/Location = S MARTIN LUTHER KING AVE\E CALIFORNIA AVE

C2CI Unit - 355, status change to STATUS\_RESPONDING by EMSAOKC-C2C at 10/15/2020 01:23:06

Post/Location = S MARTIN LUTHER KING AVE\E CALIFORNIA AVE

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 13-3 \*(Z7).

TY7696 T A C 1

Westnet Proceed with Voice Dispatch of Incident 202010150104505, response has been Performed from Station Alerting System at station \* 13-3 \*(Z2).

SYS [Appended, 01:26:19] Validity of address cannot be determined:3340 S DOBBS RD - S SECTOR.

TY7696 Duplicate call appended to incident at 01:26:19

TY7696 E36 reports heavy smoke and flames

TY7696 E36 setting COUNTY RIDGE COMMAND

TY7696 E36 is F/A

TY7696 E28 assigned BACK UP

TY7696 15 min

TY7696 FIRE KNOCKED DOWN

TY7696 E13 assigned SEARCH

NM4667 OGE NOTIFIED

C2CI Unit - 355, status change to STATUS\_STAGED by EMSAOKC-C2C at 10/15/2020 01:42:11

Post/Location = SE 59TH ST\COUNTRY RIDGE LN

Westnet Fail to Alert Station FIRE PREVENTION for Zone(s):Z14.

Westnet Fail to Alert Station FIRE PREVENTION for Zone(s):Z14.

TY7696 30 min

C2CI Incident was closed/canceled by EMSAOKC-C2C, Cancel Reason: FD-Fire Department

Requested Disposition: C - Cancel

C2CI Unit - 355, status change to STATUS\_AVAILABLE by EMSAOKC-C2C at 10/15/2020 02:15:06

Cancel Reason = FD-Fire Department Requested Disposition = C - Cancel Post/Location = SE 59TH ST\COUNTRY RIDGE LN

6000 Country Ridge Lane

Date: 10/15/2020 Time: 01:21 Incident #: 20063182

## Responding Companies

Engines: 36, 28, 13, 16

Rescue Ladders: 16

Rescue:

Command Units: 603, 602

HazMat:

Brush Pumps: 36, 28, 13

Tankers: 36, 27

CSL: 721

Air Van:

Other Units: 401, 402

Total Fire Units: 15

Number of Occupants: 2

Number of Occupants Present: 0

On Scene Report: E36 -One story residential structure with visible smoke showing from the Alpha side. Heavy flame involvement on the Charlie side.

Water Source: E36 laid out a driveway stretch being supplied by TK36.



Action Taken: E36 gave an initial on scene report and established County Edge command. Fire Attack Back Up crews E36/BP36 stretch a 1 3/4 pre-connect to Charlie side where a RESET was completed on the Bravo / Charlie corner. E28/BP28 with a 1 1/2 inch backup line waited until the reset was completed then transitioned into an interior attack through the Alpha side entry. Both the Alpha and Charlie side entry / exit doors were forced by E36 crews upon arrival. FA crews located the main body of the fire in the kitchen area, with a knock down confirmed crews began checking for extension. LR16 assigned Ventilation, E13 Primary Search completed with negative results. 603 on scene, completed a 360, did a face to face with E36 Officer and then assumed Command. 603DAA assigned Safety, LR16 performed a secondary search, with negative results. Decon / Rehab established at the tailboard of E36. 400 series requested. After 400s completed their investigation overhaul was performed using TICs to locate hot spots and then Command released the structure back to the homeowners.

**Cause of Fire:** Incidental, See 400 series Report.

**Smoke Detector Present:** No    **Smoke Detector Operable:** No

#### Injuries / Fatalities

**Name:** N/A    **Age:** N/A    **Injuries:**    **Injuries:** N/A    **Hospital:** N/A

#### Property Loss

<b>Structural Value:</b> \$181,000	<b>Structural Loss:</b> \$60,000
<b>Content Value:</b> \$80,000	<b>Content Loss:</b> \$80,000
<b>Total Value:</b> \$261,000	<b>Total Loss:</b> \$140,000

#### Other Agencies

ONG

#### Media Report; PIO

TV: 603

Radio: NA

Press Channel: NA

Paper: NA

**VALOR FORENSIC ENGINEERING SERVICES**

**SECTION 4: ATTACHMENT C:  
FIELD NOTES: 06.04.2021:**



File Number: VFES OK-05.30.2021.01File Name: Mullican Residence**FIELD NOTES: SITE BACKGROUND/INTERVIEW DATA:****FORENSIC ENGINEERING SERVICES**Address: 6000 Country Ridge Lane City: Newalla State: OK Zip 74857Evaluation Date: 6/4/21 Evaluation Time: 04:06 PMWeather Conditions: Clear and Dry Air Temperature: 85Wind Conditions: Light Recent Rain: None (Dry)VFES Engineer: Chad T. Williams, P.E. VFES Technician: Drew Jamison

Individuals Present (Representing):

None**SCOPE OF WORK:**Determine the extent of fire damage to the dwelling as a result of a fire reported on October 15, 2020.**INCIDENT/WEATHER EVENT DATA:**Person Providing Information: NoneDate of Incident (Weather Event): Unknown Time of Day: UnknownType of Incident (Weather Event): Structural fire

Description of Observations During the Incident:

NoneDate of Damage/when conditions observed: Unknown

Previous History of Damage/Deteriorated Conditions:

None reportedUAV Utilized: Yes UAV 1: Autel Evo Pro II - HV5920301739UAV Pilot: Drew Jamison UAV 2: Not Applicable

**FIELD NOTES: BUILDING/SITE DATA:**

Building Type: Residential Building Use: Residential  
Year of Construction: 2001 Source: County/Parish Assessor  
Number of Stories: 1 Building Square Footage: 1595  
Number of Buildings (site): 1 Building Faces (Direction): West  
Foundation Type: Concrete (Slab-on-Grade)  
Wall Framing: Conventional Wood Stud Walls with Rafters  
Wall Sheathing: Inaccessible/Unknown  
Lateral Wall Bracing: 'Leave In' Diagonal Wood Bracing  
Exterior Wall Cladding 1: Painted Lap Siding (Unknown Type)  
Exterior Wall Cladding 2: Not Applicable  
Gable Infill Walls: Not Applicable Cladding: Not Applicable  
Roof Type 1: Laminate-Style Asphalt Composition  
Roof Type 2: Not Applicable  
Additional Roof Types: None  
Roof Framing: 'Stick built' Rafters  
Roof Decking: Plywood Thickness: Unknown  
Age of Roof: Unknown Roof Age Source: \_\_\_\_\_  
Roof Component 1: Drip Edge (Composition Shingles)  
Roof Component 2: Gutters (Full Perimeter)  
Additional Roof Components: None  
Soffit (Vent): Rectangular Soffit Vents Ventilation (Ridge): Box Vents (turtle)  
Interior Wall and Ceiling Finishes: Texture and painted wall board  
Floor Surfaces: Concrete. Stripped during remediation.

**Building Construction Notes:**

Fire damage throughout. Fire damage apparent on exterior as well. All windows boarded closed. Detached garage shows no signs of fire damage. Portions of roof burned through and collapsing.



**VALOR FORENSIC ENGINEERING SERVICES**

**SECTION 4: ATTACHMENT D:  
SITE OBSERVATIONS AND IMAGES: 06.04.2021:**

Photo Report by Valor Forensic Engineering Services, LLC

Created by Chad T. Williams, P.E.

Jun 5, 2021



## **ATTACHMENT D: SITE OBSERVATIONS AND IMAGES: 06.04.2021**

VFES OK-05.30.2021.01 MULLICAN RESIDENCE  
6000 COUNTRY RIDGE LANE, NEWALLA, OKLAHOMA 74857







Front (west) elevation of the dwelling.

Project: Aerial - Mullican Residence  
Date: June 4th, 2021, 3:41 p.m.  
Creator: Drew Jamison



Aerial view of the dwelling from a Valiant Technical Services UAV (Drone). Note that portions of the roof deck and shingles had burned through (circled).

Project: Aerial - Mullican Residence  
Date: June 4th, 2021, 3:40 p.m.  
Creator: Drew Jamison



View of an OSB panel installed over the window located at the southwest corner of the dwelling.

Project: Mullican Residence  
Date: June 4th, 2021, 3:48 p.m.  
Creator: Drew Jamison



View of the primary entry door located near the middle of the west elevation.

Project: Mullican Residence  
Date: June 4th, 2021, 3:48 p.m.  
Creator: Drew Jamison



View of a wood fiber panel installed over the northern window of the west elevation.

Project: Mullican Residence  
Date: June 4th, 2021, 3:49 p.m.  
Creator: Drew Jamison



View of soot driven along the perimeter of the soffit vents.

Project: Mullican Residence  
Date: June 4th, 2021, 3:49 p.m.  
Creator: Drew Jamison





Overview of the north elevation.

Project: Mullican Residence  
Date: June 4th, 2021, 3:49 p.m.  
Creator: Drew Jamison



The north window of the dwelling had been covered with a wood panel.

Project: Mullican Residence  
Date: June 4th, 2021, 3:49 p.m.  
Creator: Drew Jamison



The fiber siding along the base of the north elevation was deteriorated.

Project: Mullican Residence  
Date: June 4th, 2021, 3:49 p.m.  
Creator: Drew Jamison



Overview of the east elevation of the dwelling.

Project: Mullican Residence  
Date: June 4th, 2021, 3:49 p.m.  
Creator: Drew Jamison



View of wood panels which had been placed over the back (east) elevation windows.

Project: Mullican Residence  
Date: June 4th, 2021, 3:49 p.m.  
Creator: Drew Jamison



View of wood panels which had been placed over the back (east) elevation windows.

Project: Mullican Residence  
Date: June 4th, 2021, 3:50 p.m.  
Creator: Drew Jamison



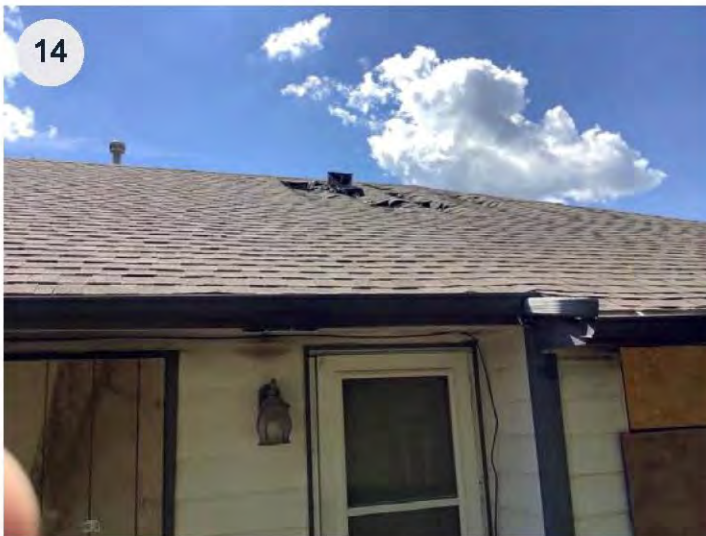
13



View of burned sections of soffit panels, fascia panels, and framing located to the east of the kitchen.

Project: Mullican Residence  
Date: June 4th, 2021, 3:50 p.m.  
Creator: Drew Jamison

14



View of burned roof sheathing and shingles along the ridge at northern end of the dwelling.

Project: Mullican Residence  
Date: June 4th, 2021, 3:50 p.m.  
Creator: Drew Jamison

15



View of soot which accumulated along the perimeter of the soffit vents.

Project: Mullican Residence  
Date: June 4th, 2021, 3:50 p.m.  
Creator: Drew Jamison



Overview of the attic from the south end of the dwelling. The sections of daylight were from locations where the roof decking and shingles had burned through.

Project: Mullican Residence  
Date: June 4th, 2021, 3:57 p.m.  
Creator: Chad T. Williams, P.E.



View of sap which had released and burned along the lower sections of the primary ridge beam.

Project: Mullican Residence  
Date: June 4th, 2021, 3:57 p.m.  
Creator: Chad T. Williams, P.E.



View of sap which had released and burned along the lower sections of the primary ridge beam.

Project: Mullican Residence  
Date: June 4th, 2021, 3:58 p.m.  
Creator: Chad T. Williams, P.E.



View of sap which had released and burned along the lower sections of the primary ridge beam (red arrow).

Project: Mullican Residence  
Date: June 4th, 2021, 3:57 p.m.  
Creator: Chad T. Williams, P.E.





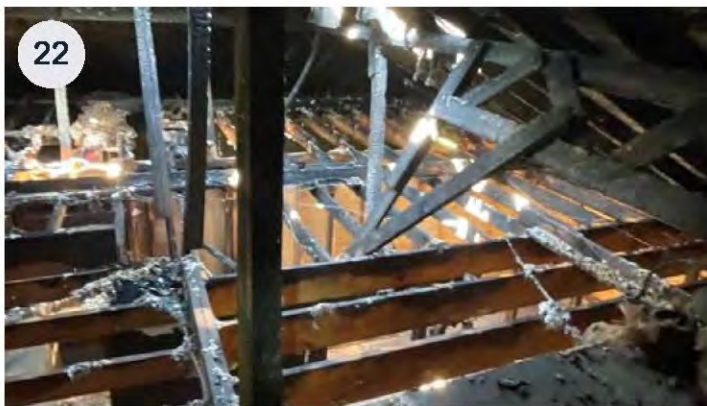
View of soot along the south end of the attic framing.

Project: Mullican Residence  
Date: June 4th, 2021, 3:57 p.m.  
Creator: Chad T. Williams, P.E.



View of accumulated soot along the south ridge and rafters.

Project: Mullican Residence  
Date: June 4th, 2021, 3:58 p.m.  
Creator: Chad T. Williams, P.E.



View of charred ceiling framing in the area above the kitchen.

Project: Mullican Residence  
Date: June 4th, 2021, 3:59 p.m.  
Creator: Chad T. Williams, P.E.



View of charred ceiling framing in the area above the kitchen.

Project: Mullican Residence  
Date: June 4th, 2021, 3:59 p.m.  
Creator: Chad T. Williams, P.E.



View of charred ceiling framing in the area above the kitchen.

Project: Mullican Residence  
Date: June 4th, 2021, 3:59 p.m.  
Creator: Chad T. Williams, P.E.



View of charred framing extending above the living room.

Project: Mullican Residence  
Date: June 4th, 2021, 3:59 p.m.  
Creator: Chad T. Williams, P.E.



View of charred framing extending above the living room.

Project: Mullican Residence  
Date: June 4th, 2021, 3:59 p.m.  
Creator: Chad T. Williams, P.E.



View of charred framing extending above the living room.

Project: Mullican Residence  
Date: June 4th, 2021, 4:00 p.m.  
Creator: Chad T. Williams, P.E.





View of the displaced wall board ceilings above the living room.

Project: Mullican Residence  
Date: June 4th, 2021, 4:04 p.m.  
Creator: Chad T. Williams, P.E.



View of the displaced wall board ceilings above the living room.

Project: Mullican Residence  
Date: June 4th, 2021, 4:04 p.m.  
Creator: Chad T. Williams, P.E.



Interior view of the living room looking toward the kitchen (to the northeast).

Project: Mullican Residence  
Date: June 4th, 2021, 4:05 p.m.  
Creator: Chad T. Williams, P.E.



The wood framing for the east doorway from the living room was charred.

Project: Mullican Residence  
Date: June 4th, 2021, 4:05 p.m.  
Creator: Chad T. Williams, P.E.





The wood framing for the east doorway from the living room was partially charred.

Project: Mullican Residence  
Date: June 4th, 2021, 4:05 p.m.  
Creator: Chad T. Williams, P.E.



View of charred roof framing and decking above the kitchen.

Project: Mullican Residence  
Date: June 4th, 2021, 4:05 p.m.  
Creator: Chad T. Williams, P.E.



View of charred roof framing and decking above the kitchen.

Project: Mullican Residence  
Date: June 4th, 2021, 4:06 p.m.  
Creator: Chad T. Williams, P.E.



The ceiling joists above the kitchen were heavily charred.

Project: Mullican Residence  
Date: June 4th, 2021, 4:06 p.m.  
Creator: Chad T. Williams, P.E.





Additional view of the burned ceiling joists above the kitchen.

Project: Mullican Residence  
Date: June 4th, 2021, 4:06 p.m.  
Creator: Chad T. Williams, P.E.



The wall studs along the sides of the kitchen pass through were charred.

Project: Mullican Residence  
Date: June 4th, 2021, 4:06 p.m.  
Creator: Chad T. Williams, P.E.



View of charring and soot to ceiling joists. It appeared that the presence of attic insulation limited the spread of the fire back into the dwelling.

Project: Mullican Residence  
Date: June 4th, 2021, 4:07 p.m.  
Creator: Chad T. Williams, P.E.



View of the charred framing and burn through holes to the roof decking above the kitchen.

Project: Mullican Residence  
Date: June 4th, 2021, 4:09 p.m.  
Creator: Chad T. Williams, P.E.

**VALOR FORENSIC ENGINEERING SERVICES**

**SECTION 4: ATTACHMENT E:  
STATE FARM REPAIR ESTIMATE:**

The State Farm Estimate was reviewed relative to specific line items as discussed within the text narrative of the Valor FES Report of Findings. The lack of comment on specific section(s) of the estimate should not be interpreted as concurrence or disagreement.



MULLICAN, STEPHEN

36-12N4-32QC2



**State Farm**  
**P.O. Box 106169**  
**Atlanta, GA 30348-6169**  
**Fax: 1-844-236-3646**  
**statefarmfireclaims@statefarm.com**

## **Structural Damage Claim Policy**

When you have a covered structural damage claim to your real property, you should know:

- We want you to receive quality repair work to restore the damages to your property.
- We will provide you with a detailed estimate of the scope of the damage and costs of repairs. Should the contractor you select have questions concerning our estimate, they should contact your claim representative directly.
- Depending upon the complexity of your repair, our estimate may or may not include an allowance for general contractor's overhead and profit. If you have questions regarding general contractor's overhead and profit and whether general contractor services are appropriate for your loss, please contact your claim representative before proceeding with repairs.
- There may be building codes, ordinances, laws, or regulations that affect the repairs of your property. These items may or may not be covered by your policy. Please contact your claim representative if you have any questions regarding coverage which may be available under your policy.
- If you select a contractor whose estimate is the same as or lower than our estimate, based on the same scope of damages, we will pay based upon their estimate. If your contractor's estimate is higher than ours, you should contact your claim representative prior to beginning repairs.
- State Farm® cannot authorize any contractor to proceed with work on your property. Repairs should proceed only with your authorization.
- State Farm does not guarantee the quality of the workmanship of any contractor or guarantee that the work will be accomplished within any specific time frame.
- It is understood that the contractor is hired by you, our insured, and that they work for you - not State Farm.

If you have any questions or need additional information regarding your claim, please contact your claim representative immediately.



## Building Estimate Summary Guide

This summary guide is based on a sample estimate and is provided for reference only.

Please refer to the estimate for specifics of your claim.

### State Farm Insurance

Insured: Smith, Joe & Jane	Estimate: 00-0000-000
Property: 1 Main Street	Claim number: 00-0000-000
Anywhere, IL 00000-0000	Policy Number: 00-00-0000-0
Type of Loss: Other	Price List: ILBL8F_MAR 13
Deductible: \$1,000.00	Restoration/Service/ Remodel F = Factored In, D = Do Not Apply

### Summary for Dwelling

Line Item Total [1]		5,953.10
Material Sales Tax	@ 10.000% x 1,520.00	
Subtotal		6,105.10
General Contractor Overhead [2]	@ 10.0% x 6,105.10	610.51
General Contractor Profit	@ 10.0% x 6,105.10	
Replacement Cost Value (Including General Contractor Overhead and Profit [3])		7,326.12
Less Depreciation (Including Taxes) [4]		(832.50)
Less General Contractor Overhead & Profit on Recoverable & Non - recoverable Depreciation		(166.50)
Less Deductible [5]		
Net Actual Cash Value Payment [6]		

### Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes) [4]	832.50
Less Non - recoverable Depreciation (Including Taxes) [7]	
Subtotal	312.50
General Contractor O&P on Depreciation	166.50
Less General Contractor O&P on Non - recoverable Depreciation	
Subtotal	
Total Maximum Additional Amounts Available If Incurred [8]	
Total Amount of Claim If Incurred [9]	

Claim Representative

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

1. **Line Item Total** – Total value of all line items in the estimate plus possible adjustments for *labor minimums*. *Labor Minimum* is to cover a certain minimum number of hours for drive-time, set up time and applicable administrative costs and repairs.
2. **General Contractor's Overhead and Profit** – General contractor's charge for coordinating your repairs.
3. **Replacement Cost Value (RCV)** – Estimated cost to repair or replace damaged property.
4. **Depreciation** – The decrease in the value of property over a period of time due to wear, tear, condition, and obsolescence. A portion or all of this amount may be eligible for replacement cost benefits.
5. **Deductible** – The insurer will pay for losses, up to the policy limits, in excess of your applicable deductible.
6. **Net Actual Cash Value Payment (ACV)** – The repair or replacement cost of the damaged part of the property less *depreciation* and *deductible*.
7. **Non Recoverable Depreciation** – *Depreciation* applied to items that are not eligible for replacement cost benefits.
8. **Total Maximum Additional Amount if Incurred** – Total amount of recoverable depreciation after actual repair or replacement of the property.
9. **Total Amount of Claim if Incurred** – Total amount of the claim, including *net actual cash value payment* and *total maximum additional amount available if incurred*.



**State Farm**

MULLICAN, STEPHEN

36-12N4-32QC2

Insured: MULLICAN, STEPHEN  
 Property: 6000 COUNTRY RIDGE LN  
 NEWALLA, OK 74857-8339  
 Home: 405-343-7452  
 Cellular: 405-570-1087  
 Type of Loss: Fire  
 Deductible: \$1,801.00  
 Date of Loss: 10/15/2020  
 Date Inspected: 10/22/2020

Estimate: 36-12N4-32QC2  
 Claim Number: 3612N432Q  
 Policy Number: 36BAT9107  
 Price List: OKOC28\_APR21  
 New Construction

**Summary for Coverage A - Dwelling - 33 Fire, Lightning, & Removal**

Line Item Total	169,552.34
Material Sales Tax	6,994.14
Subtotal	<u>176,546.48</u>
General Contractor Overhead	17,655.03
General Contractor Profit	<u>17,655.03</u>
Replacement Cost Value (Including General Contractor Overhead and Profit)	211,856.54
Less Depreciation (Including Taxes)	(49,991.53)
Less General Contractor Overhead & Profit on Recoverable & Non-recoverable Depreciation	(9,998.68)
Less Deductible	<u>(1,801.00)</u>
Net Actual Cash Value Payment	<u><u>\$150,065.33</u></u>

**Maximum Additional Amounts Available If Incurred:**

Total Line Item Depreciation (Including Taxes)	49,991.53
General Contractor O&P on Depreciation	9,998.68
Replacement Cost Benefits	59,990.21
Less Amount Over Limit(s)	<u>(11,225.54)</u>
Total Maximum Additional Amount Available If Incurred	<u>48,764.67</u>
Total Amount of Claim If Incurred	<u><u>\$198,830.00</u></u>

Goss, Hali  
 405-446-5023

**ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.**

**Explanation of Building Replacement Cost Benefits**  
**Homeowner Policy**  
**Coverage A - Dwelling - 33 Fire, Lightning, & Removal**

To: Name: MULLICAN, STEPHEN  
Address: 6000 COUNTRY RIDGE LN  
City: NEWALLA  
State/Zip: OK, 74857-8339

Insured: MULLICAN, STEPHEN  
Date of Loss: 10/15/2020

Claim Number: 3612N432Q  
Cause of Loss: FIRE

Your insurance policy provides replacement cost benefits for some or all of the loss or damage to your dwelling or structures. Replacement cost benefits pays the actual and necessary cost of repair or replacement, without a deduction for depreciation, subject to your policy's limit of liability. To receive replacement cost benefits you must:

1. Complete the actual repair or replacement of the damaged part of the property within two years of the date of loss;
2. Promptly notify us within 30 days after the work has been completed; and
3. Confirm completion of repair or replacement, by submitting invoices, receipts or other documentation to your agent or claim office.

Until these requirements have been satisfied, our payment(s) to you will be for the actual cash value of the damaged part of the property, which may include a deduction for depreciation.

Without waiving the above requirements, we will consider paying replacement cost benefits prior to actual repair or replacement if we determine repair or replacement costs will be incurred because repairs are substantially under way or you present a signed contract acceptable to us.

The estimate to repair or replace your damaged property is \$211,856.54 . The enclosed claim payment to you of \$150,065.33 is for the actual cash value of the damaged property at the time of loss, less any deductible that may apply. We determined the actual cash value by deducting depreciation from the estimated repair or replacement cost. Our estimate details the depreciation applied to your loss. Based on our estimate, the additional amount available to you for replacement cost benefits (recoverable depreciation) is \$ 48,764.67 .

If you cannot have the repairs completed for the repair/replacement cost estimated, please contact your claim specialist prior to beginning repairs.

All policy provisions apply to your claim.



**State Farm**

MULLICAN, STEPHEN

36-12N4-32QC2

**General Conditions**

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
1. Dumpster load - Approx. 30 yards, 5-7 tons of debris							
3.00 EA							REVISED
3. R&R Temporary power - hookup							
1.00 EA	325.98	0.00	65.18	391.16			391.16
4. Temporary power usage (per month)							
4.00 MO							REVISED
5. Temporary toilet (per month)							
4.00 MO							REVISED
***** Revised by Hali Goss on 4/15/2021 *****							
569. Temporary toilet (per month)							
6.00 MO	154.36	0.00	185.24	1,111.40			1,111.40
570. Dumpster load - Approx. 40 yards, 7-8 tons of debris							
4.00 EA	610.95	0.00	488.76	2,932.56			2,932.56
571. Temporary power usage (per month)							
6.00 MO	112.04	57.98	146.04	876.26			876.26
<b>Totals: General Conditions</b>		<b>57.98</b>	<b>885.22</b>	<b>5,311.38</b>		<b>0.00</b>	<b>5,311.38</b>

**Main  
Interior****Interior**

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
524. Final cleaning - construction - Residential							
1,388.43 SF	0.24	0.00	66.64	399.86			399.86
529. Exterior - seal or prime then paint with two finish coats							
1,487.77 SF	1.04	51.33	319.72	1,918.33	2/15 yrs Avg.	(255.76) 13.33%	1,662.57
534. Clean with pressure/chemical spray							
1,487.77 SF	0.32	1.28	95.48	572.85			572.85
to clean soot off all exterior walls and prep for painting							
***Electrical main***							
6. Rewire - average residence - copper wiring							
1,388.43 SF	2.73	47.90	767.66	4,605.97	19/100 yrs Avg.	(875.14) 19.00%	3,730.83
7. R&R Breaker panel - 150 amp w/arc fault breakers							
1.00 EA							REVISED

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## CONTINUED - Interior

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
8. R&R Meter mast weatherhead for overhead power - 2"							
1.00 EA	310.17	0.99	62.24	373.40	19/100 yrs Avg.	(70.97) 19.00%	302.43
***HVAC***							
9. R&R Ductwork system - hot or cold air - 1200 to 1599 SF home							
1.00 EA	4,278.83	140.75	883.94	5,303.52	19/30 yrs Avg.	(3,358.91) 63.33%	1,944.61
10. R&R Air handler - with heat element and A/C coil - 3 ton							
1.00 EA	1,904.68	96.28	400.20	2,401.16	19/20 yrs Avg.	(1,920.93) 80.00%	480.23
11. R&R Central air conditioning system - 3 ton - 14-15 SEER							
1.00 EA	3,247.18	189.03	687.24	4,123.45	19/15 yrs Avg.	(3,298.74) 80.00%	824.71
12. R&R Ductwork - flexible - insulated - 4" round							
12.00 LF	7.20	2.73	17.82	106.95	19/30 yrs Avg.	(67.73) 63.33%	39.22
for bathroom vents							
13. Seal stud wall for odor control							
4,196.48 SF	0.56	61.53	482.30	2,893.86			2,893.86
removed walls being replaced							
***Insulation***							
14. Batt insulation - 4" - R11 - paper / foil faced							
1,487.77 SF	0.60	48.76	188.30	1,129.72	19/150 yrs Avg.	(143.11) 12.67%	986.61
15. R&R Blown-in insulation - 12" depth - R30							
1,460.10 SF	1.90	91.93	573.22	3,439.34	19/150 yrs Avg.	(435.65) 12.67%	3,003.69
***** Revised by Hali Goss on 4/15/2021 *****							
582. Meter base and main disconnect - 200 amp							
1.00 EA	396.35	14.94	82.26	493.55	19/30 yrs Avg.	(312.58) 63.33%	180.97
583. Grounding rod - copper clad with clamp, 8'							
1.00 EA	87.75	1.54	17.86	107.15	19/100 yrs Avg.	(20.36) 19.00%	86.79
584. Trunk cable - aluminum - 4 wire 2/0							
10.00 LF	8.73	2.21	17.90	107.41	19/150 yrs Avg.	(13.60) 12.67%	93.81
585. Breaker panel - 200 amp w/arc fault breakers							
1.00 EA	1,924.59	105.69	406.06	2,436.34	19/30 yrs Avg.	(1,543.03) 63.33%	893.31
596. Furnace - forced air - 100,000 BTU							
1.00 EA	2,242.32	137.37	475.94	2,855.63	19/18 yrs Avg.	(2,284.52) 80.00%	571.11

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## CONTINUED - Interior

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
597. Furnace vent - double wall, 5"							
15.00 LF	24.19	17.35	76.06	456.26			456.26
<b>Total: Interior</b>		<b>1,011.61</b>	<b>5,620.84</b>	<b>33,724.75</b>		<b>14,601.03</b>	<b>19,123.72</b>



## Front Bedroom

Height: 8'

335.39 SF Walls	127.49 SF Ceiling
462.88 SF Walls & Ceiling	127.49 SF Floor
48.67 LF Ceil. Perimeter	44.67 LF Floor Perimeter

Door

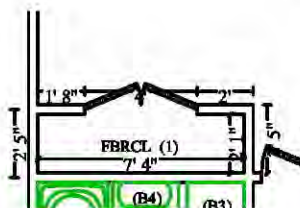
2' 6" X 6' 8"

Opens into HALLWAY\_1

Window

5' 11" X 4' 11"

Opens into Exterior



## Subroom: FBRCL (1)

Height: 8'

124.00 SF Walls	15.28 SF Ceiling
139.28 SF Walls & Ceiling	15.28 SF Floor
18.83 LF Ceil. Perimeter	14.83 LF Floor Perimeter

Door

4' X 6' 8"

Opens into FRONT\_BEDROOM

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
16. Demolish/remove - bedroom/room (up to 200 sf)							
142.77 SF	4.36	0.00	124.50	746.98			746.98
***Floor***							
17. Carpet pad - per specs from independent pad analysis							
142.77 SF	0.46	4.93	14.12	84.72	31/10 yrs Avg.	(67.78) 80.00%	16.94
18. Carpet - per specs from independent carpet analysis							
175.92 SF	3.31	42.94	125.04	750.28	31/10 yrs Avg.	(600.23) 80.00%	150.05
***Baseboards***							
19. Baseboard - 2 1/4" stain grade							
59.50 LF	2.22	6.57	27.74	166.40	31/150 yrs Avg.	(34.40) 20.67%	132.00

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## CONTINUED - Front Bedroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
20. Stain & finish baseboard							
59.50 LF	0.97	0.98	11.74	70.44	31/15 yrs Avg.	(56.36) 80.00%	14.08
***Walls***							
21. 1/2" drywall - hung, taped, ready for texture							
459.39 SF	1.44	18.23	135.94	815.69			815.69
22. Texture drywall - light hand texture							
459.39 SF	0.42	1.98	38.98	233.90			233.90
23. Seal/prime then paint the walls (2 coats)							
459.39 SF	0.63	6.74	59.22	355.38	2/15 yrs Avg.	(47.39) 13.33%	307.99
typically new walls will require 2 coats of paint to get proper finish							
***Closet area and shelving***							
24. Closet shelf and rod package							
7.33 LF	11.90	2.58	17.96	107.77	31/150 yrs Avg.	(22.28) 20.67%	85.49
25. Seal & paint closet shelving							
7.33 LF	5.68	0.82	8.48	50.93	2/15 yrs Avg.	(6.80) 13.33%	44.13
***Electrical***							
26. Switch							
2.00 EA	12.27	0.35	4.98	29.87			29.87
27. Outlet							
4.00 EA	11.88	0.56	9.62	57.70			57.70
28. Smoke detector							
1.00 EA	45.93	1.78	9.54	57.25			57.25
29. Phone, TV, or speaker outlet							
1.00 EA	15.71	0.47	3.24	19.42			19.42
30. Phone/low voltage outlet rough-in							
1.00 EA	40.10	0.44	8.10	48.64			48.64
31. Outlet or switch cover							
5.00 EA	2.45	0.32	2.52	15.09			15.09
***Lights***							
32. Ceiling fan & light							
1.00 EA	280.07	11.00	58.22	349.29	2/20 yrs Avg.	(34.93) 10.00%	314.36
33. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
4.00 EA	0.79	0.27	0.70	4.13			4.13
***Openings***							
34. Interior door - birch - pre-hung unit							
1.00 EA	211.53	15.85	45.48	272.86	31/100 yrs Avg.	(84.58) 31.00%	188.28
35. Stain & finish door slab only (per side)							
5.00 EA	36.49	3.51	37.20	223.16			223.16

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## CONTINUED - Front Bedroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
to stain both sides of closet doors							
36. Stain & finish door/window trim & jamb (per side)							
1.00 EA	25.54	0.49	5.20	31.23			31.23
37. Interior double door - birch - pre-hung unit							
1.00 EA	309.70	23.11	66.56	399.37	31/100 yrs Avg.	(123.81) 31.00%	275.56
38. Stain & finish door/window trim & jamb - Large (per side)							
2.00 EA	29.68	1.09	12.10	72.55			72.55
to stain both sides of closet doors							
39. Door knob - interior							
1.00 EA	35.33	1.86	7.44	44.63	31/20 yrs Avg.	(35.71) 80.00%	8.92
40. Door dummy knob - interior							
2.00 EA	21.42	2.13	8.98	53.95	31/20 yrs Avg.	(43.15) 80.00%	10.80
41. Aluminum window, single hung 20-28 sf (2 pane)							
1.00 EA	267.73	18.20	57.18	343.11	31/18 yrs Avg.	(274.48) 80.00%	68.63
42. Additional charge for a retrofit window, 24-40 sf							
1.00 EA	106.04	2.42	21.68	130.14			130.14
43. Add on for "Low E" glass							
29.09 SF	3.65	9.16	23.08	138.42			138.42
44. Add on for grid (double or triple glazed windows)							
29.09 SF	3.84	9.63	24.26	145.60			145.60
45. Window blind - PVC - 2" - 20.1 to 32 SF							
1.00 EA	129.41	7.58	27.40	164.39	2/5 yrs Avg.	(65.75) 40.00%	98.64
46. Window sill - tile on 2" x 4" wall							
5.92 LF	7.45	1.98	9.22	55.30	31/150 yrs Avg.	(11.42) 20.67%	43.88
47. Window stool & apron							
5.92 LF	5.35	1.74	6.68	40.09	31/150 yrs Avg.	(8.29) 20.67%	31.80
lower window trim							
48. Stain & finish window stool and apron							
5.92 LF	2.75	0.20	3.30	19.78			19.78
***Ceiling***							
49. 1/2" drywall - hung, taped, ready for texture							
142.77 SF	1.44	5.66	42.26	253.51			253.51
50. Texture drywall - light hand texture							
142.77 SF	0.42	0.62	12.12	72.70			72.70
51. Seal/prime then paint the ceiling (2 coats)							
142.77 SF	0.63	2.09	18.42	110.46	2/15 yrs Avg.	(14.73) 13.33%	95.73

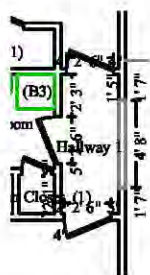
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## CONTINUED - Front Bedroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
<b>Totals: Front Bedroom</b>		<b>208.28</b>	<b>1,089.20</b>	<b>6,535.13</b>		<b>1,532.09</b>	<b>5,003.04</b>



## Hallway 1

Height: 8'

136.89 SF Walls	22.87 SF Ceiling
159.76 SF Walls & Ceiling	22.87 SF Floor
21.00 LF Ceil. Perimeter	16.33 LF Floor Perimeter

Door	2' 6" X 6' 8"	Opens into HALL_BATHROOM
Door	2' 6" X 6' 8"	Opens into BACK_BEDROOM
Missing Wall - Goes to Floor	4' 8" X 6' 8"	Opens into LIVING_ROOM
Door	2' 6" X 6' 8"	Opens into FRONT_BEDROOM

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
52. Demolish/remove - bedroom/room (up to 200 sf)							
22.87 SF	4.36	0.00	19.94	119.65			119.65
***Floor***							
53. Carpet pad - per specs from independent pad analysis							
22.87 SF	0.46	0.79	2.26	13.57			13.57
54. Carpet - per specs from independent carpet analysis							
53.67 SF	3.31	13.10	38.16	228.91	17/10 yrs Avg.	(183.12) 80.00%	45.79
***Baseboards***							
55. Baseboard - 2 1/4" stain grade							
16.33 LF	2.22	1.80	7.62	45.67	31/150 yrs Avg.	(9.44) 20.67%	36.23
56. Stain & finish baseboard							
16.33 LF	0.97	0.27	3.22	19.33	31/15 yrs Avg.	(15.47) 80.00%	3.86
***Walls***							
57. 1/2" drywall - hung, taped, ready for texture							
136.89 SF	1.44	5.43	40.50	243.05			243.05
58. Texture drywall - light hand texture							
136.89 SF	0.42	0.59	11.62	69.70			69.70
59. Seal/prime then paint the walls (2 coats)							
136.89 SF	0.63	2.01	17.64	105.89	2/15 yrs Avg.	(14.13) 13.33%	91.76

typically new walls will require 2 coats of paint to get proper finish

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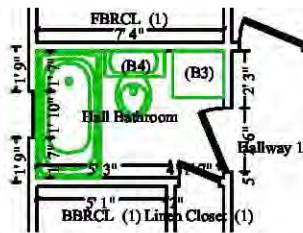
## CONTINUED - Hallway 1

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
***Electrical***							
60. Switch							
1.00 EA	12.27	0.17	2.50	14.94			14.94
61. Outlet or switch cover							
1.00 EA	2.45	0.06	0.52	3.03			3.03
***Lights***							
62. Light fixture							
1.00 EA	61.02	2.85	12.78	76.65	2/20 yrs Avg.	(7.66) 10.00%	68.99
63. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
2.00 EA	0.79	0.14	0.34	2.06			2.06
***Openings***							
64. Stain & finish door slab only (per side)							
3.00 EA	36.49	2.11	22.32	133.90	31/15 yrs Avg.	(107.13) 80.00%	26.77
to stain both sides of closet doors							
65. Stain & finish door/window trim & jamb (per side)							
3.00 EA	25.54	1.47	15.62	93.71	31/15 yrs Avg.	(74.98) 80.00%	18.73
***Ceiling***							
66. 1/2" drywall - hung, taped, ready for texture							
22.87 SF	1.44	0.91	6.76	40.60			40.60
67. Texture drywall - light hand texture							
22.87 SF	0.42	0.10	1.94	11.65			11.65
68. Seal/prime then paint the ceiling (2 coats)							
22.87 SF	0.63	0.34	2.94	17.69	2/15 yrs Avg.	(2.37) 13.33%	15.32
69. Door bell/chime							
1.00 EA	116.31	3.45	23.96	143.72	31/10 yrs Avg.	(114.97) 80.00%	28.75
<b>Totals: Hallway 1</b>		<b>35.59</b>	<b>230.64</b>	<b>1,383.72</b>		<b>529.27</b>	<b>854.45</b>

## State Farm

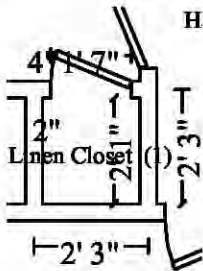
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**Hall Bathroom****Height: 8'**

162.17 SF Walls  
 198.83 SF Walls & Ceiling  
 24.67 LF Ceil. Perimeter

36.67 SF Ceiling  
 20.50 SF Floor  
 10.83 LF Floor Perimeter

**Window****1' 10" X 2' 10"****Opens into Exterior****Door****2' 6" X 6' 8"****Opens into HALLWAY\_1****Subroom: Linen Closet (1)****Height: 8'**

64.00 SF Walls  
 67.99 SF Walls & Ceiling  
 8.00 LF Ceil. Perimeter

3.99 SF Ceiling  
 3.99 SF Floor  
 8.00 LF Floor Perimeter

**Door****1' 7" X 6' 8"****Opens into HALL\_BATHROO**

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
70. Demolish/remove - bathroom (up to 50 sf)							
24.49 SF	12.33	0.00	60.40	362.36			362.36
***Floor***							
71. Floor leveling cement - Light							
24.49 SF	1.38	1.52	7.06	42.38			42.38
553. Tile floor covering - per specs from ind. tile analysis							
24.49 SF	8.23	10.62	42.44	254.61	31/100 yrs Avg.	(78.93) 31.00%	175.68
***Baseboards***							
73. Baseboard - 2 1/4" stain grade							
18.83 LF	2.22	2.08	8.78	52.66	31/150 yrs Avg.	(10.89) 20.67%	41.77
74. Stain & finish baseboard							
18.83 LF	0.97	0.31	3.72	22.30	31/15 yrs Avg.	(17.85) 80.00%	4.45
***Walls***							
75. 1/2" water rock (greenboard) hung, taped ready for texture							
80.00 SF	1.58	4.14	26.10	156.64			156.64
559. 1/2" drywall - hung, taped, ready for texture							
146.17 SF	1.44	5.80	43.26	259.54			259.54
76. Tile tub surround - 60 to 75 SF							
1.00 EA	895.55	37.18	186.56	1,119.29	31/150 yrs Avg.	(231.32) 20.67%	887.97
77. Texture drywall - light hand texture							
156.17 SF	0.42	0.67	13.26	79.52			79.52

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## CONTINUED - Hall Bathroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
78. Seal/prime then paint part of the walls (2 coats)							
156.17 SF	0.63	2.29	20.14	120.82	2/15 yrs Avg.	(16.11) 13.33%	104.71
***Cabinets and shelving***							
79. Vanity with granite or marble top							REVISED
2.00 LF							
80. Custom cabinets - wall units - 30" tall - High grade							
2.33 LF	229.60	41.52	115.30	691.79	31/50 yrs Avg.	(428.90) 62.00%	262.89
cabinets are solid wood and made to match all cabinets in home, they are not standard grade. No melamine in cabinet							
81. Add for prefinished crown molding per LF							
4.33 LF	7.99	2.36	7.40	44.36	31/150 yrs Avg.	(9.16) 20.67%	35.20
82. Medicine cabinet							
1.00 EA	176.34	13.71	38.00	228.05	31/20 yrs Avg.	(182.44) 80.00%	45.61
83. Shelving - 12" - in place							
7.67 LF	6.48	2.35	10.42	62.47	31/150 yrs Avg.	(12.92) 20.67%	49.55
84. Seal & paint closet shelving							
7.67 LF	5.68	0.86	8.90	53.33	2/15 yrs Avg.	(7.10) 13.33%	46.23
***Electrical***							
86. Ground fault interrupter (GFI) outlet							
1.00 EA	26.70	1.32	5.60	33.62			33.62
87. Outlet or switch cover							
2.00 EA	2.45	0.13	1.00	6.03			6.03
***Lights***							
90. Light bar - 2 lights - High grade							
1.00 EA	133.18	8.19	28.28	169.65	2/20 yrs Avg.	(16.96) 10.00%	152.69
91. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
2.00 EA	0.79	0.14	0.34	2.06			2.06
***Openings***							
92. Interior door - birch - pre-hung unit							
2.00 EA	211.53	31.69	90.96	545.71	31/100 yrs Avg.	(169.17) 31.00%	376.54
93. Stain & finish door slab only (per side)							
3.00 EA	36.49	2.11	22.32	133.90	31/15 yrs Avg.	(107.13) 80.00%	26.77
stain both sides of linen closet door							
94. Stain & finish door/window trim & jamb (per side)							
2.00 EA	25.54	0.98	10.42	62.48	31/15 yrs Avg.	(49.98) 80.00%	12.50

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## CONTINUED - Hall Bathroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
95. Door knob - interior							
2.00 EA	35.33	3.73	14.88	89.27	31/20 yrs Avg.	(71.41) 80.00%	17.86
96. Aluminum window, single hung 4-8 sf (2 pane)							
1.00 EA	157.25	9.90	33.44	200.59	31/18 yrs Avg.	(160.48) 80.00%	40.11
97. Add on for "Low E" glass							
6.00 SF	3.65	1.89	4.76	28.55			28.55
98. Additional charge for a retrofit window, 3-11 sf							
1.00 EA	56.43	0.91	11.46	68.80			68.80
99. Add on for grid (double or triple glazed windows)							
6.00 SF	3.84	1.99	5.00	30.03			30.03
100. Window blind - PVC - 2" - up to 7 SF							
1.00 EA	61.01	2.74	12.74	76.49			76.49
***Plumbing and Accessories***							
101. Toilet paper holder							
1.00 EA	21.44	1.07	4.50	27.01	31/50 yrs Avg.	(16.73) 62.00%	10.28
102. Towel bar							
1.00 EA	24.17	1.30	5.10	30.57	2/50 yrs Avg.	(1.22) 4.00%	29.35
103. Towel ring							
1.00 EA	25.72	1.44	5.42	32.58	2/50 yrs Avg.	(1.31) 4.00%	31.27
104. Toilet							
1.00 EA	425.56	22.97	89.72	538.25	31/150 yrs Avg.	(111.24) 20.67%	427.01
560. Toilet seat							
1.00 EA	49.85	2.71	10.52	63.08	31/9 yrs Avg.	(50.47) 80.00%	12.61
105. Bathtub							
1.00 EA	738.91	34.78	154.74	928.43	31/50 yrs Avg.	(575.62) 62.00%	352.81
562. Tile shower - up to 60 SF							
1.00 EA							REVISED
106. Sink faucet - Bathroom							
1.00 EA	192.70	11.47	40.84	245.01	31/20 yrs Avg.	(196.02) 80.00%	48.99
107. Tub/shower faucet							
1.00 EA	265.73	12.08	55.56	333.37	31/20 yrs Avg.	(266.68) 80.00%	66.69
108. P-trap assembly - ABS (plastic)							
1.00 EA	47.63	0.59	9.64	57.86			57.86

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## State Farm

MULLICAN, STEPHEN

36-12N4-32QC2

## CONTINUED - Hall Bathroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
561. Angle stop valve							
2.00 EA	27.55	1.24	11.26	67.60			67.60
***Ceiling***							
109. 1/2" drywall - hung, taped, ready for texture							
40.66 SF	1.44	1.61	12.04	72.20			72.20
110. Texture drywall - light hand texture							
40.66 SF	0.42	0.18	3.46	20.72			20.72
111. Seal/prime then paint the ceiling (2 coats)							
40.66 SF	0.63	0.60	5.24	31.46	2/15 yrs Avg.	(4.20) 13.33%	27.26
***** Revised by Hali Goss on 4/15/2021 *****							
592. Vanity top - one sink - cultured marble							
2.00 LF	73.32	9.83	31.28	187.75	19/20 yrs Avg.	(150.19) 80.00%	37.56
614. Tile tub surround - up to 60 SF							
1.00 EA	770.16	32.36	160.52	963.04	19/150 yrs Avg.	(121.99) 12.67%	841.05
<b>Totals: Hall Bathroom</b>		<b>325.36</b>	<b>1,432.78</b>	<b>8,596.23</b>		<b>3,066.42</b>	<b>5,529.81</b>



## Back Bedroom

Height: 8'

321.33 SF Walls	118.25 SF Ceiling
439.58 SF Walls & Ceiling	118.25 SF Floor
43.50 LF Ceil. Perimeter	39.50 LF Floor Perimeter

Window

2' 11" X 4' 11"

Opens into Exterior

Window

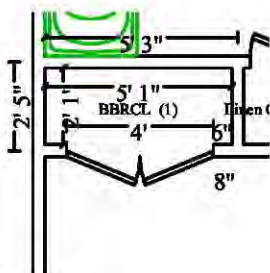
2' 11" X 4' 11"

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into HALLWAY\_1



## Subroom: BBRCL (1)

Height: 8'

88.00 SF Walls	10.59 SF Ceiling
98.59 SF Walls & Ceiling	10.59 SF Floor
14.33 LF Ceil. Perimeter	10.33 LF Floor Perimeter

Door

4' X 6' 8"

Opens into BACK\_BEDROOM

## State Farm

MULLICAN, STEPHEN

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QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
112. Demolish/remove - bedroom/room (up to 200 sf)							
128.84 SF	4.36	0.00	112.34	674.08			674.08
***Floor***							
113. Carpet pad - per specs from independent pad analysis							
128.84 SF	0.46	4.45	12.76	76.48			76.48
114. Carpet - per specs from independent carpet analysis							
162.33 SF	3.31	39.62	115.38	692.31	17/10 yrs Avg.	(553.85) 80.00%	138.46
***Baseboards***							
115. Baseboard - 2 1/4" stain grade							
49.83 LF	2.22	5.50	23.22	139.34			139.34
116. Stain & finish baseboard							
49.83 LF	0.97	0.82	9.82	58.98			58.98
***Walls***							
117. 1/2" drywall - hung, taped, ready for texture							
409.33 SF	1.44	16.24	121.12	726.80			726.80
118. Texture drywall - light hand texture							
409.33 SF	0.42	1.77	34.74	208.43			208.43
119. Seal/prime then paint the walls (2 coats)							
409.33 SF	0.63	6.00	52.78	316.66	2/15 yrs Avg.	(42.22) 13.33%	274.44
typically new walls will require 2 coats of paint to get proper finish							
***Closet area and shelving***							
120. Closet shelf and rod package							
5.08 LF	11.90	1.79	12.46	74.70			74.70
121. Closet rod							
5.08 LF	3.02	0.69	3.20	19.23			19.23
closet has 2 rods and 1 shelf							
122. Seal & paint closet shelving							
5.08 LF	5.68	0.57	5.90	35.32	2/15 yrs Avg.	(4.71) 13.33%	30.61
***Electrical***							
123. Switch							
2.00 EA	12.27	0.35	4.98	29.87			29.87
124. Outlet							
3.00 EA	11.88	0.42	7.20	43.26			43.26
125. Smoke detector							
1.00 EA	45.93	1.78	9.54	57.25			57.25
126. Phone, TV, or speaker outlet							
1.00 EA	15.71	0.47	3.24	19.42			19.42
127. Phone/low voltage outlet rough-in							
1.00 EA	40.10	0.44	8.10	48.64			48.64
128. Outlet or switch cover							
4.00 EA	2.45	0.26	2.02	12.08			12.08
***Lights***							
129. Ceiling fan & light							
1.00 EA	280.07	11.00	58.22	349.29	2/20 yrs Avg.	(34.93) 10.00%	314.36

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## State Farm

MULLICAN, STEPHEN

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## CONTINUED - Back Bedroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
130. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
4.00 EA	0.79	0.27	0.70	4.13			4.13
***Openings***							
131. Interior door - birch - pre-hung unit							
1.00 EA	211.53	15.85	45.48	272.86			272.86
132. Stain & finish door slab only (per side)							
5.00 EA	36.49	3.51	37.20	223.16			223.16
to stain both sides of closet doors							
133. Stain & finish door/window trim & jamb (per side)							
1.00 EA	25.54	0.49	5.20	31.23			31.23
134. Interior double door - birch - pre-hung unit							
1.00 EA	309.70	23.11	66.56	399.37			399.37
135. Stain & finish door/window trim & jamb - Large (per side)							
2.00 EA	29.68	1.09	12.10	72.55			72.55
to stain both sides of closet doors							
136. Door knob - interior							
1.00 EA	35.33	1.86	7.44	44.63			44.63
137. Door dummy knob - interior							
2.00 EA	21.42	2.13	8.98	53.95			53.95
138. Aluminum window, single hung 13-19 sf (2 pane)							
2.00 EA	223.81	30.18	95.56	573.36			573.36
139. Additional charge for a retrofit window, 12-23 sf							
2.00 EA	80.59	3.23	32.88	197.29			197.29
140. Add on for "Low E" glass							
28.68 SF	3.65	9.03	22.74	136.45			136.45
141. Add on for grid (double or triple glazed windows)							
29.09 SF	3.84	9.63	24.26	145.60			145.60
142. Window blind - wood - 2" - 14.1 to 20 SF							
2.00 EA	121.56	15.37	51.70	310.19			310.19
143. Window sill - tile on 2" x 4" wall							
5.83 LF	7.45	1.95	9.08	54.46	31/150 yrs Avg.	(11.26) 20.67%	43.20
144. Window stool & apron							
5.83 LF	5.35	1.71	6.58	39.48	31/150 yrs Avg.	(8.16) 20.67%	31.32
lower window trim							
145. Stain & finish window stool and apron							
5.83 LF	2.75	0.20	3.24	19.47	31/15 yrs Avg.	(15.58) 80.00%	3.89
***Ceiling***							
146. 1/2" drywall - hung, taped, ready for texture							
128.84 SF	1.44	5.11	38.12	228.76			228.76
147. Texture drywall - light hand texture							
128.84 SF	0.42	0.56	10.94	65.61			65.61

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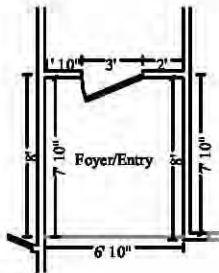
## State Farm

MULLICAN, STEPHEN

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## CONTINUED - Back Bedroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
148. Seal/prime then paint the ceiling (2 coats)							
128.84 SF	0.63	1.89	16.62	99.68	2/15 yrs Avg.	(13.29) 13.33%	86.39
<b>Totals: Back Bedroom</b>		<b>219.34</b>	<b>1,092.40</b>	<b>6,554.37</b>		<b>684.00</b>	<b>5,870.37</b>



## Foyer/Entry

Height: 8'

181.33 SF Walls	53.53 SF Ceiling
234.86 SF Walls & Ceiling	53.53 SF Floor
22.67 LF Ceil. Perimeter	22.67 LF Floor Perimeter

Door

3' X 6' 8"

Opens into Exterior

Missing Wall

6' 10" X 8'

Opens into LIVING\_ROOM

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
149. Demolish/remove - bedroom/room (up to 200 sf)							
53.53 SF	4.36	0.00	46.68	280.07			280.07
***Floor***							
554. Tile floor covering - per specs from ind. tile analysis							
53.53 SF	8.23	23.22	92.76	556.53	31/100 yrs Avg.	(172.53) 31.00%	384.00
151. Floor leveling cement - Light							
53.53 SF	1.38	3.32	15.44	92.63			92.63
***Baseboards***							
152. Baseboard - 2 1/4" stain grade							
22.67 LF	2.22	2.50	10.56	63.39	31/150 yrs Avg.	(13.10) 20.67%	50.29
153. Stain & finish baseboard							
22.67 LF	0.97	0.37	4.48	26.84	31/15 yrs Avg.	(21.47) 80.00%	5.37
***Walls***							
154. 1/2" drywall - hung, taped, ready for texture							
181.33 SF	1.44	7.19	53.66	321.97			321.97
155. Texture drywall - light hand texture							
181.33 SF	0.42	0.78	15.40	92.34			92.34

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## CONTINUED - Foyer/Entry

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
156. Seal/prime then paint the walls (2 coats)							
181.33 SF	0.63	2.66	23.38	140.28	2/15 yrs Avg.	(18.70) 13.33%	121.58
157. Crown molding - 3 1/4"							
22.67 LF	2.71	2.85	12.86	77.15	31/150 yrs Avg.	(15.95) 20.67%	61.20
158. Seal & paint crown molding - two coats							
22.67 LF	0.92	0.23	4.22	25.31	2/15 yrs Avg.	(3.37) 13.33%	21.94
***Electrical***							
159. Switch							
2.00 EA	12.27	0.35	4.98	29.87			29.87
160. Outlet							
1.00 EA	11.88	0.14	2.40	14.42			14.42
161. Outlet or switch cover							
2.00 EA	2.45	0.13	1.00	6.03			6.03
***Lights***							
162. Hanging light fixture							
1.00 EA	70.68	2.80	14.70	88.18	2/20 yrs Avg.	(8.83) 10.00%	79.35
163. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
2.00 EA	0.79	0.14	0.34	2.06			2.06
***Openings***							
164. Exterior door - metal - insulated / wood - High grade							
1.00 EA	436.35	34.04	94.08	564.47	31/100 yrs Avg.	(174.98) 31.00%	389.49
165. Paint door slab only - 2 coats (per side)							
2.00 EA	23.64	1.15	9.70	58.13	2/15 yrs Avg.	(7.75) 13.33%	50.38
166. Paint door/window trim & jamb - 2 coats (per side)							
1.00 EA							REVISED
168. Door lockset & deadbolt - exterior							
1.00 EA	76.59	5.02	16.32	97.93	31/20 yrs Avg.	(78.35) 80.00%	19.58
***Ceiling***							
169. 1/2" drywall - hung, taped, ready for texture							
53.53 SF	1.44	2.12	15.84	95.04			95.04
170. Texture drywall - light hand texture							
53.53 SF	0.42	0.23	4.54	27.25			27.25
171. Seal/prime then paint the ceiling (2 coats)							
53.53 SF	0.63	0.78	6.90	41.40	2/15 yrs Avg.	(5.52) 13.33%	35.88

\*\*\*\*\* Revised by Hali Goss on 4/15/2021 \*\*\*\*\*





## State Farm

MULLICAN, STEPHEN

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## CONTINUED - Living Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
173. Carpet pad - per specs from independent pad analysis							
292.07 SF	0.46	10.08	28.90	173.33			173.33
174. Carpet - per specs from independent carpet analysis							
369.58 SF	3.31	90.21	262.70	1,576.22	17/10 yrs Avg.	(1,260.98) 80.00%	315.24
175. Tile floor covering - per specs from ind. tile analysis							
6.50 SF	8.23	2.82	11.26	67.58	31/100 yrs Avg.	(20.96) 31.00%	46.62
area in front of Fireplace							
***Baseboards***							
176. Baseboard - 2 1/4" stain grade							
59.87 LF	2.22	6.61	27.90	167.42	31/150 yrs Avg.	(34.60) 20.67%	132.82
177. Stain & finish baseboard							
59.87 LF	0.97	0.98	11.82	70.87	31/15 yrs Avg.	(56.70) 80.00%	14.17
***Walls***							
178. 1/2" drywall - hung, taped, ready for texture							
496.83 SF	1.44	19.71	147.02	882.17			882.17
179. Texture drywall - light hand texture							
496.83 SF	0.42	2.14	42.16	252.97			252.97
180. Seal/prime then paint the walls (2 coats)							
496.83 SF	0.63	7.28	64.06	384.34	2/15 yrs Avg.	(51.24) 13.33%	333.10
typically new walls will require 2 coats of paint to get proper finish							
***Electrical***							
181. Switch							
3.00 EA	12.27	0.52	7.46	44.79			44.79
182. Outlet							
5.00 EA	11.88	0.70	12.02	72.12			72.12
183. Phone, TV, or speaker outlet							
1.00 EA	15.71	0.47	3.24	19.42			19.42
184. Phone/low voltage outlet rough-in							
1.00 EA	40.10	0.44	8.10	48.64			48.64
185. Outlet or switch cover							
7.00 EA	2.45	0.45	3.54	21.14			21.14
186. Smoke detector							
1.00 EA	45.93	1.78	9.54	57.25			57.25
***Lights***							
187. Ceiling fan & light							
1.00 EA	280.07	11.00	58.22	349.29	2/20 yrs Avg.	(34.93) 10.00%	314.36
188. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
4.00 EA	0.79	0.27	0.70	4.13			4.13

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## State Farm

MULLICAN, STEPHEN

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## CONTINUED - Living Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
***Openings***							
189. Aluminum window, single hung 13-19 sf (2 pane)							
1.00 EA	223.81	15.09	47.78	286.68	31/18 yrs Avg.	(229.34) 80.00%	57.34
190. Additional charge for a retrofit window, 12-23 sf							
1.00 EA	80.59	1.62	16.44	98.65			98.65
191. Add on for "Low E" glass							
14.34 SF	3.65	4.51	11.36	68.21			68.21
192. Add on for grid (double or triple glazed windows)							
14.34 SF	3.84	4.75	11.98	71.80			71.80
193. Window blind - PVC - 2" - 14.1 to 20 SF							
1.00 EA	99.79	5.81	21.12	126.72	2/5 yrs Avg.	(50.68) 40.00%	76.04
194. Window sill - tile on 2" x 4" wall							
2.92 LF	7.45	0.98	4.56	27.29	31/150 yrs Avg.	(5.64) 20.67%	21.65
195. Window stool & apron							
2.92 LF	5.35	0.86	3.30	19.78	31/150 yrs Avg.	(4.09) 20.67%	15.69
lower window trim							
196. Stain & finish window stool and apron							
2.92 LF	2.75	0.10	1.62	9.75	31/15 yrs Avg.	(7.80) 80.00%	1.95
197. Exterior door - metal - insulated - flush or panel style							
1.00 EA	276.35	20.24	59.32	355.91	31/100 yrs Avg.	(110.32) 31.00%	245.59
198. Paint door slab only - 2 coats (per side)							
2.00 EA	23.64	1.15	9.70	58.13	2/15 yrs Avg.	(7.75) 13.33%	50.38
to paint both sides of back door							
199. Stain & finish door/window trim & jamb (per side)							
1.00 EA	25.54	0.49	5.20	31.23	31/15 yrs Avg.	(24.98) 80.00%	6.25
200. Paint door/window trim & jamb - 2 coats (per side)							
1.00 EA	19.28	0.35	3.94	23.57	2/15 yrs Avg.	(3.14) 13.33%	20.43
201. Door lockset & deadbolt - exterior							
1.00 EA	76.59	5.02	16.32	97.93	31/20 yrs Avg.	(78.35) 80.00%	19.58
***Ceiling***							
202. 1/2" drywall - hung, taped, ready for texture							
305.98 SF	1.44	12.14	90.54	543.29			543.29
203. Texture drywall - light hand texture							
305.98 SF	0.42	1.32	25.96	155.79			155.79

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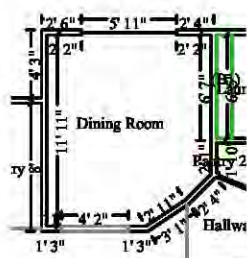
## State Farm

MULLICAN, STEPHEN

36-12N4-32QC2

## CONTINUED - Living Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
204. Seal/prime then paint the ceiling (2 coats)							
305.98 SF	0.63	4.49	39.46	236.72	2/15 yrs Avg.	(31.56) 13.33%	205.16
205. Crown molding - 3 1/4"							
73.28 LF	2.71	9.23	41.56	249.38	31/150 yrs Avg.	(51.53) 20.67%	197.85
206. Seal & paint crown molding - two coats							
73.28 LF	0.92	0.76	13.64	81.82	2/15 yrs Avg.	(10.91) 13.33%	70.91
***Fireplace Area***							
207. Fireplace hearth - tile							
29.22 SF	15.44	26.24	95.48	572.88	31/150 yrs Avg.	(118.40) 20.67%	454.48
top of fireplace has a shelf area that is also tiled							
208. R&R Electric fireplace insert, built-in, w/ heater- 33" to 39"							
1.00 EA	1,000.00	68.91	213.78	1,282.69	31/10 yrs Avg.	(1,026.17) 80.00%	256.52
***** Revised by Hali Goss on 4/15/2021 *****							
598. Fireplace, zero chnce, gas burning, w/ venting							
1.00 EA	2,655.94	170.08	565.20	3,391.22	19/40 yrs Avg.	(1,610.82) 47.50%	1,780.40
599. Direct vent fireplace blower - add on							
1.00 EA	182.76	12.97	39.16	234.89	19/20 yrs Avg.	(187.91) 80.00%	46.98
600. Fireplace gas log set - 18" to 24"							
1.00 EA	416.43	31.02	89.48	536.93	19/20 yrs Avg.	(429.54) 80.00%	107.39
<b>Totals: Living Room</b>		<b>553.59</b>	<b>2,356.24</b>	<b>14,137.18</b>		<b>5,448.34</b>	<b>8,688.84</b>



## Dining Room

Height: 8'

283.01 SF Walls	116.25 SF Ceiling
399.26 SF Walls & Ceiling	116.25 SF Floor
42.26 LF Ceil. Perimeter	38.09 LF Floor Perimeter

Window  
Missing Wall - Goes to Floor

5' 11" X 4' 11"  
4' 2" X 6' 8"

Opens into Exterior  
Opens into LIVING\_ROOM

## State Farm

MULLICAN, STEPHEN

36-12N4-32QC2

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
209. Demolish/remove - bedroom/room (up to 200 sf)							
116.25 SF	4.36	0.00	101.38	608.23			608.23
***Floor***							
210. Carpet pad - per specs from independent pad analysis							
116.25 SF	0.46	4.01	11.50	68.99			68.99
211. Carpet - per specs from independent carpet analysis							
146.83 SF	3.31	35.84	104.36	626.21	19/10 yrs Avg.	(500.96) 80.00%	125.25
***Baseboards***							
212. Baseboard - 2 1/4" stain grade							
38.09 LF	2.22	4.21	17.76	106.53	31/150 yrs Avg.	(22.03) 20.67%	84.50
213. Stain & finish baseboard							
38.09 LF	0.97	0.62	7.52	45.09	31/15 yrs Avg.	(36.08) 80.00%	9.01
***Walls***							
214. 1/2" drywall - hung, taped, ready for texture							
283.01 SF	1.44	11.23	83.74	502.50			502.50
215. Texture drywall - light hand texture							
283.01 SF	0.42	1.22	24.02	144.10			144.10
216. Seal/prime then paint the walls (2 coats)							
283.01 SF	0.63	4.15	36.50	218.95	2/15 yrs Avg.	(29.18) 13.33%	189.77
typically new walls will require 2 coats of paint to get proper finish							
***Electrical***							
217. Switch							
1.00 EA	12.27	0.17	2.50	14.94			14.94
218. Outlet							
1.00 EA	11.88	0.14	2.40	14.42			14.42
219. Outlet or switch cover							
2.00 EA	2.45	0.13	1.00	6.03			6.03
220. 220 volt outlet							
1.00 EA	25.89	0.76	5.34	31.99			31.99
yes there is a 220 outlet in dining room							
221. 220 volt outlet cover							
1.00 EA	4.85	0.20	1.02	6.07			6.07
***Lights***							
222. Light fixture							
1.00 EA	61.02	2.85	12.78	76.65	2/20 yrs Avg.	(7.66) 10.00%	68.99
223. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
2.00 EA	0.79	0.14	0.34	2.06			2.06
***Openings***							
224. Aluminum window, single hung 20-28 sf (2 pane)							
1.00 EA	267.73	18.20	57.18	343.11	31/18 yrs Avg.	(274.48) 80.00%	68.63
225. Additional charge for a retrofit window, 24-40 sf							
1.00 EA	106.04	2.42	21.68	130.14			130.14

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## State Farm

MULLICAN, STEPHEN

36-12N4-32QC2

## CONTINUED - Dining Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
226. Add on for "Low E" glass							
29.09 SF	3.65	9.16	23.08	138.42			138.42
227. Add on for grid (double or triple glazed windows)							
29.09 SF	3.84	9.63	24.26	145.60			145.60
228. Window blind - PVC - 2" - 20.1 to 32 SF							
1.00 EA	129.41	7.58	27.40	164.39	2/5 yrs Avg.	(65.75) 40.00%	98.64
229. Window sill - tile on 2" x 4" wall							
5.92 LF	7.45	1.98	9.22	55.30	31/150 yrs Avg.	(11.42) 20.67%	43.88
230. Window stool & apron							
5.92 LF	5.35	1.74	6.68	40.09	31/150 yrs Avg.	(8.29) 20.67%	31.80
lower window trim							
231. Stain & finish window stool and apron							
5.92 LF	2.75	0.20	3.30	19.78	31/15 yrs Avg.	(15.82) 80.00%	3.96
***Ceiling***							
232. 1/2" drywall - hung, taped, ready for texture							
116.25 SF	1.44	4.61	34.40	206.41			206.41
233. Texture drywall - light hand texture							
116.25 SF	0.42	0.50	9.86	59.19			59.19
234. Seal/prime then paint the ceiling (2 coats)							
116.25 SF	0.63	1.70	14.98	89.92	2/15 yrs Avg.	(12.00) 13.33%	77.92
563. Crown molding - 3 1/4"							
42.26 LF	2.71	5.32	23.96	143.80	31/150 yrs Avg.	(29.73) 20.67%	114.07
564. Seal & paint crown molding - two coats							
42.26 LF	0.92	0.44	7.86	47.18	2/15 yrs Avg.	(6.28) 13.33%	40.90
***** Revised by Hali Goss on 4/15/2021 *****							
610. Stain & finish door/window trim & jamb - Large (per side)							
2.00 EA	29.68	1.09	12.10	72.55	19/15 yrs Avg.	(58.04) 80.00%	14.51
611. Stain & finish door/window trim & jamb (per side)							
2.00 EA	25.54	0.98	10.42	62.48	19/15 yrs Avg.	(49.98) 80.00%	12.50
<b>Totals: Dining Room</b>		<b>131.22</b>	<b>698.54</b>	<b>4,191.12</b>		<b>1,127.70</b>	<b>3,063.42</b>





## State Farm

MULLICAN, STEPHEN

36-12N4-32QC2

## CONTINUED - Kitchen

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
246. Add for prefinished crown molding per LF							
22.67 LF	7.99	12.38	38.70	232.21	31/150 yrs Avg.	(47.99) 20.67%	184.22
247. Custom cabinets - base units - High grade							
16.50 LF	351.10	466.91	1,252.02	7,512.08	31/50 yrs Avg.	(4,657.49) 62.00%	2,854.59
250. Microwave oven - over range w/built-in hood							
1.00 EA	391.45	26.39	83.58	501.42			501.42
252. Countertop - Tile							
33.00 SF	15.92	19.10	108.90	653.36	31/150 yrs Avg.	(135.02) 20.67%	518.34
253. Countertop subdeck - plywood							
33.00 SF	3.04	5.78	21.22	127.32			127.32
255. Ceramic/porcelain tile							
32.25 SF	8.34	12.27	56.26	337.50	31/150 yrs Avg.	(69.75) 20.67%	267.75
backsplash							
256. Add-on for tile backsplash installation							
32.25 SF	7.36	0.00	47.48	284.84			284.84
***Electrical***							
257. Switch							
4.00 EA	12.27	0.70	9.96	59.74			59.74
258. Outlet							
6.00 EA	11.88	0.84	14.42	86.54			86.54
259. Ground fault interrupter (GFI) outlet							
2.00 EA	26.70	2.64	11.20	67.24			67.24
260. Outlet or switch cover							
10.00 EA	2.45	0.64	5.02	30.16			30.16
261. 220 volt outlet							
1.00 EA	25.89	0.76	5.34	31.99			31.99
262. 220 volt outlet cover							
1.00 EA	4.85	0.20	1.02	6.07			6.07
***Lights***							
263. Chandelier							
1.00 EA	221.66	11.01	46.54	279.21	31/20 yrs Avg.	(223.38) 80.00%	55.83
264. Light fixture							
1.00 EA	61.02	2.85	12.78	76.65	2/20 yrs Avg.	(7.66) 10.00%	68.99
265. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
8.00 EA	0.79	0.55	1.38	8.25			8.25
***Openings***							

## State Farm

MULLICAN, STEPHEN

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## CONTINUED - Kitchen

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
266. Aluminum window, single hung 20-28 sf (2 pane)							
1.00 EA	267.73	18.20	57.18	343.11	31/18 yrs Avg.	(274.48) 80.00%	68.63
267. Additional charge for a retrofit window, 24-40 sf							
1.00 EA	106.04	2.42	21.68	130.14			130.14
268. Add on for "Low E" glass							
29.09 SF	3.65	9.16	23.08	138.42			138.42
269. Add on for grid (double or triple glazed windows)							
29.09 SF	3.84	9.63	24.26	145.60			145.60
270. Window blind - PVC - 2" - 20.1 to 32 SF							
1.00 EA	129.41	7.58	27.40	164.39	2/5 yrs Avg.	(65.75) 40.00%	98.64
271. Window sill - tile on 2" x 4" wall							
5.92 LF	7.45	1.98	9.22	55.30	31/150 yrs Avg.	(11.42) 20.67%	43.88
272. Window stool & apron							
5.92 LF	5.35	1.74	6.68	40.09	31/150 yrs Avg.	(8.29) 20.67%	31.80
lower window trim							
273. Stain & finish window stool and apron							
5.92 LF	2.75	0.20	3.30	19.78	31/15 yrs Avg.	(15.82) 80.00%	3.96
***Plumbing***							
274. Garbage disposer							
1.00 EA	214.82	11.13	45.18	271.13	2/12 yrs Avg.	(45.17) 16.67%	225.96
275. Dishwasher							
1.00 EA	573.54	40.88	122.88	737.30	2/9 yrs Avg.	(163.83) 22.22%	573.47
276. Sink - double							
1.00 EA	356.20	23.19	75.88	455.27	31/50 yrs Avg.	(282.26) 62.00%	173.01
277. Sink faucet - Kitchen							
1.00 EA	237.70	15.35	50.62	303.67	31/15 yrs Avg.	(242.94) 80.00%	60.73
278. Sink sprayer attachment - side pull							
1.00 EA	42.31	1.59	8.78	52.68	31/20 yrs Avg.	(42.14) 80.00%	10.54
279. Sink strainer and drain assembly							
1.00 EA	41.88	1.55	8.70	52.13	31/100 yrs Avg.	(16.16) 31.00%	35.97
280. Refrigerator/icemaker water supply box with valve							
1.00 EA	117.99	4.91	24.58	147.48	31/20 yrs Avg.	(117.98) 80.00%	29.50

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## CONTINUED - Kitchen

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
***Ceiling***							
281. 1/2" drywall - hung, taped, ready for texture							
169.17 SF	1.44	6.71	50.06	300.37			300.37
282. Texture drywall - light hand texture							
169.17 SF	0.42	0.73	14.36	86.14			86.14
283. Seal/prime then paint the ceiling (2 coats)							
169.17 SF	0.63	2.48	21.82	130.88	2/15 yrs Avg.	(17.44) 13.33%	113.44
***** Revised by Hali Goss on 4/15/2021 *****							
590. Rough in plumbing - per fixture							
3.00 EA	496.92	27.24	303.60	1,821.60	19/80 yrs Avg.	(432.63) 23.75%	1,388.97
595. Angle stop valve							
1.00 EA	27.55	0.62	5.64	33.81			33.81
604. Crown molding - 3 1/4" stain grade							
56.17 LF	3.91	12.55	46.44	278.61	19/150 yrs Avg.	(35.29) 12.67%	243.32
608. Stain & finish door/window trim & jamb - Large (per side)							
2.00 EA	29.68	1.09	12.10	72.55	19/15 yrs Avg.	(58.04) 80.00%	14.51
609. Stain & finish door/window trim & jamb (per side)							
2.00 EA	25.54	0.98	10.42	62.48	19/15 yrs Avg.	(49.98) 80.00%	12.50
<b>Totals: Kitchen</b>		<b>1,146.66</b>	<b>4,213.10</b>	<b>25,277.81</b>		<b>10,424.58</b>	<b>14,853.23</b>



## Hallway 2

Height: 8'

326.55 SF Walls  
 389.29 SF Walls & Ceiling  
 40.82 LF Ceil. Perimeter

62.74 SF Ceiling  
 62.74 SF Floor  
 40.82 LF Floor Perimeter

Door  
 Door  
 Missing Wall - Goes to Floor  
 Missing Wall

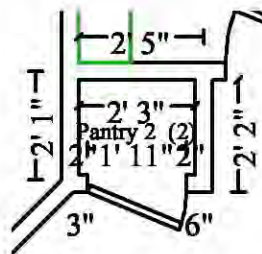
3' X 6' 8"  
 2' 6" X 6' 8"  
 2' 9" X 6' 8"  
 3' 8 5/8" X 8'

Opens into LAUNDRY\_ROOM  
 Opens into MASTER\_BEDRO  
 Opens into KITCHEN  
 Opens into LIVING\_ROOM

## State Farm

MULLICAN, STEPHEN

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Subroom: Pantry 2 (2)

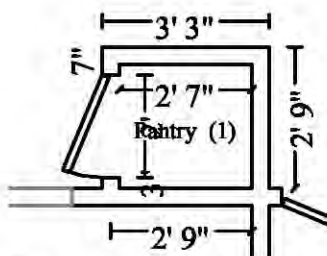
Height: 8'

65.33 SF Walls	4.12 SF Ceiling
69.46 SF Walls & Ceiling	4.12 SF Floor
8.17 LF Ceil. Perimeter	8.17 LF Floor Perimeter

Door

1' 11" X 6' 8"

Opens into HALLWAY\_2



Subroom: Pantry (1)

Height: 8'

80.00 SF Walls	6.24 SF Ceiling
86.24 SF Walls & Ceiling	6.24 SF Floor
10.00 LF Ceil. Perimeter	10.00 LF Floor Perimeter

Door

2' X 6' 8"

Opens into HALLWAY\_2

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
284. Demolish/remove - bedroom/room (up to 200 sf)							
73.11 SF	4.36	0.00	63.76	382.52			382.52
***Floor***							
285. Carpet pad - per specs from independent pad analysis							
73.11 SF							REVISED
286. Carpet - per specs from independent carpet analysis							
114.08 SF							REVISED
***Baseboards***							
287. Baseboard - 2 1/4" stain grade							
58.99 LF	2.22	6.51	27.50	164.97	31/150 yrs Avg.	(34.10) 20.67%	130.87
288. Stain & finish baseboard							
58.99 LF	0.97	0.97	11.64	69.83	31/15 yrs Avg.	(55.88) 80.00%	13.95
***Walls***							
289. 1/2" drywall - hung, taped, ready for texture							
471.88 SF	1.44	18.72	139.64	837.87			837.87
290. Texture drywall - light hand texture							
471.88 SF	0.42	2.03	40.04	240.26			240.26
291. Seal/prime then paint the walls (2 coats)							
471.88 SF	0.63	6.92	60.84	365.04	2/15 yrs Avg.	(48.68) 13.33%	316.36
typically new walls will require 2 coats of paint to get proper finish							
292. Shelving - 12" - in place							
21.08 LF	6.48	6.45	28.62	171.67	31/150 yrs Avg.	(35.48) 20.67%	136.19
Pantry Shelves							



## State Farm

MULLICAN, STEPHEN

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## CONTINUED - Hallway 2

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
293. Seal & paint closet shelving							
21.08 LF	5.68	2.36	24.42	146.51	2/15 yrs Avg.	(19.53) 13.33%	126.98
***Electrical***							
294. Switch							
1.00 EA	12.27	0.17	2.50	14.94			14.94
295. Outlet or switch cover							
2.00 EA	2.45	0.13	1.00	6.03			6.03
296. Outlet							
1.00 EA	11.88	0.14	2.40	14.42			14.42
297. Thermostat							
1.00 EA	92.75	4.47	19.46	116.68	2/35 yrs Avg.	(6.68) 5.71%	110.00
***Lights***							
298. Light fixture							
1.00 EA	61.02	2.85	12.78	76.65	2/20 yrs Avg.	(7.66) 10.00%	68.99
299. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
2.00 EA	0.79	0.14	0.34	2.06			2.06
***Openings***							
300. Interior door - birch - pre-hung unit							
2.00 EA	211.53	31.69	90.96	545.71	31/100 yrs Avg.	(169.17) 31.00%	376.54
pantry doors							
301. Door knob - interior							
2.00 EA	35.33	3.73	14.88	89.27	31/20 yrs Avg.	(71.41) 80.00%	17.86
302. Stain & finish door slab only (per side)							
3.00 EA	36.49	2.11	22.32	133.90	31/15 yrs Avg.	(107.13) 80.00%	26.77
to stain both sides of pantry doors doors							
303. Stain & finish door/window trim & jamb (per side)							
3.00 EA	25.54	1.47	15.62	93.71	31/15 yrs Avg.	(74.98) 80.00%	18.73
***Ceiling***							
304. 1/2" drywall - hung, taped, ready for texture							
73.11 SF	1.44	2.90	21.64	129.82			129.82
305. Texture drywall - light hand texture							
73.11 SF	0.42	0.32	6.20	37.23			37.23
306. Seal/prime then paint the ceiling (2 coats)							
73.11 SF	0.63	1.07	9.44	56.57	2/15 yrs Avg.	(7.54) 13.33%	49.03

\*\*\*\*\* Revised by Hali Goss on 4/15/2021 \*\*\*\*\*

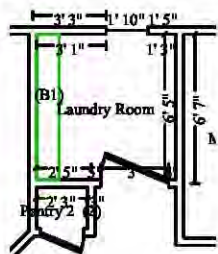
## State Farm

MULLICAN, STEPHEN

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## CONTINUED - Hallway 2

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
603. Tile floor covering							
73.11 SF	7.53	27.30	115.56	693.38	19/100 yrs Avg.	(131.75) 19.00%	561.63
<b>Totals: Hallway 2</b>		<b>122.45</b>	<b>731.56</b>	<b>4,389.04</b>		<b>769.99</b>	<b>3,619.05</b>



## Laundry Room

Height: 8'

178.89 SF Walls	39.57 SF Ceiling
218.46 SF Walls & Ceiling	39.57 SF Floor
25.17 LF Ceil. Perimeter	25.17 LF Floor Perimeter

Window

1' 10" X 2' 10"

Opens into Exterior

Door

3' X 6' 8"

Opens into HALLWAY\_2

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
307. Demolish/remove - kitchen/laundry							
39.57 SF	9.10	0.00	72.02	432.11			432.11
Excludes: Asbestos identification and removal, and abatement of hazardous materials. Stair parts, fireplace mantle, fireplace insert, chimney flue, <u>cabinets</u> , any brick or stone masonry, exterior door, gas line, and AC line set. Deconstructing or salvaging.							
***Floor***							
556. Tile floor covering - per specs from ind. tile analysis							
39.57 SF	8.23	17.17	68.58	411.41	31/100 yrs Avg.	(127.53) 31.00%	283.88
311. Floor leveling cement - Light							
39.57 SF	1.38	2.46	11.42	68.49			68.49
***Baseboards***							
312. Baseboard - 2 1/4" stain grade							
25.17 LF	2.22	2.78	11.74	70.40	31/150 yrs Avg.	(14.54) 20.67%	55.86
313. Stain & finish baseboard							
25.17 LF	0.97	0.41	4.96	29.78	31/15 yrs Avg.	(23.82) 80.00%	5.96
***Walls***							
314. 1/2" drywall - hung, taped, ready for texture							
178.89 SF	1.44	7.10	52.94	317.64			317.64
315. Texture drywall - light hand texture							
178.89 SF	0.42	0.77	15.18	91.08			91.08

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## CONTINUED - Laundry Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
316. Seal/prime then paint the walls (2 coats)							
178.89 SF	0.63	2.62	23.06	138.38	2/15 yrs Avg.	(18.46) 13.33%	119.92
317. Crown molding - 3 1/4"							
18.75 LF	2.71	2.36	10.64	63.81	31/150 yrs Avg.	(13.19) 20.67%	50.62
deducted for the upper cabinets, which are a different kind of molding							
318. Seal & paint crown molding - two coats							
18.75 LF	0.92	0.19	3.50	20.94	2/15 yrs Avg.	(2.79) 13.33%	18.15
***Cabinets and Appliances***							
319. Custom cabinets - wall units - 30" tall - High grade							
6.42 LF	229.60	114.39	317.68	1,906.10	31/50 yrs Avg.	(1,181.78) 62.00%	724.32
320. Add for prefinished crown molding per LF							
6.42 LF	7.99	3.51	10.96	65.77	31/150 yrs Avg.	(13.59) 20.67%	52.18
***Electrical***							
321. Switch							
1.00 EA	12.27	0.17	2.50	14.94			14.94
322. Ground fault interrupter (GFI) outlet							
1.00 EA	26.70	1.32	5.60	33.62			33.62
323. Outlet or switch cover							
2.00 EA	2.45	0.13	1.00	6.03			6.03
324. 220 volt outlet							
1.00 EA	25.89	0.76	5.34	31.99			31.99
325. 220 volt outlet cover							
1.00 EA	4.85	0.20	1.02	6.07			6.07
***Lights***							
326. Light fixture							
1.00 EA	61.02	2.85	12.78	76.65	2/20 yrs Avg.	(7.66) 10.00%	68.99
327. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
2.00 EA	0.79	0.14	0.34	2.06			2.06
***Openings***							
328. Interior door - birch - pre-hung unit							
1.00 EA	211.53	15.85	45.48	272.86	31/100 yrs Avg.	(84.58) 31.00%	188.28
329. Stain & finish door slab only (per side)							
1.00 EA							REVISED
330. Stain & finish door/window trim & jamb (per side)							
1.00 EA							REVISED

## State Farm

MULLICAN, STEPHEN

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## CONTINUED - Laundry Room

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
331. Door knob - interior							
1.00 EA	35.33	1.86	7.44	44.63	31/20 yrs Avg.	(35.71) 80.00%	8.92
332. Aluminum window, single hung 4-8 sf (2 pane)							
1.00 EA							REVISED
333. Add on for "Low E" glass							
6.00 SF							REVISED
334. Additional charge for a retrofit window, 3-11 sf							
1.00 EA							REVISED
335. Add on for grid (double or triple glazed windows)							
6.00 SF							REVISED
336. Window blind - PVC - 2" - up to 7 SF							
1.00 EA							REVISED
***Plumbing***							
337. Washing machine outlet box with valves							
1.00 EA	183.99	2.69	37.34	224.02	31/15 yrs Avg.	(179.22) 80.00%	44.80
***Ceiling***							
338. 1/2" drywall - hung, taped, ready for texture							
39.57 SF	1.44	1.57	11.72	70.27			70.27
339. Texture drywall - light hand texture							
39.57 SF	0.42	0.17	3.36	20.15			20.15
340. Seal/prime then paint the ceiling (2 coats)							
39.57 SF	0.63	0.58	5.10	30.61	2/15 yrs Avg.	(4.08) 13.33%	26.53
***** Revised by Hali Goss on 4/15/2021 *****							
612. Stain & finish door/window trim & jamb (per side)							
3.00 EA	25.54	1.47	15.62	93.71	19/15 yrs Avg.	(74.98) 80.00%	18.73
613. Stain & finish door slab only (per side)							
2.00 EA	36.49	1.40	14.88	89.26	19/15 yrs Avg.	(71.40) 80.00%	17.86
<b>Totals: Laundry Room</b>		<b>184.92</b>	<b>772.20</b>	<b>4,632.78</b>		<b>1,853.33</b>	<b>2,779.45</b>



## State Farm

MULLICAN, STEPHEN

36-12N4-32QC2



## Master Bedroom

Height: 8'

446.91 SF Walls	213.00 SF Ceiling
659.91 SF Walls & Ceiling	213.00 SF Floor
59.50 LF Ceil. Perimeter	59.50 LF Floor Perimeter

Door	2' 6" X 6' 8"	Opens into HALLWAY_2
Door	2' 6" X 6' 8"	Opens into MASTER_BATHR
Window	5' 11" X 4' 11"	Opens into Exterior

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
341. Demolish/remove - bedroom/room (over 200 sf)							
213.00 SF	3.77	0.00	160.60	963.61			963.61
***Floor***							
342. Carpet pad - per specs from independent pad analysis							
213.00 SF	0.46	7.35	21.08	126.41			126.41
343. Carpet - per specs from independent carpet analysis							
242.50 SF	3.31	59.19	172.38	1,034.25	19/10 yrs Avg.	(827.39) 80.00%	206.86
***Baseboards***							
344. Baseboard - 2 1/4" stain grade							
59.50 LF	2.22	6.57	27.74	166.40	31/150 yrs Avg.	(34.40) 20.67%	132.00
345. Stain & finish baseboard							
59.50 LF	0.97	0.98	11.74	70.44	31/15 yrs Avg.	(56.36) 80.00%	14.08
***Walls***							
346. 1/2" drywall - hung, taped, ready for texture							
446.91 SF	1.44	17.73	132.26	793.54			793.54
347. Texture drywall - light hand texture							
446.91 SF	0.42	1.93	37.92	227.55			227.55
348. Seal/prime then paint the walls (2 coats)							
446.91 SF	0.63	6.55	57.64	345.74	2/15 yrs Avg.	(46.09) 13.33%	299.65
typically new walls will require 2 coats of paint to get proper finish							
***Electrical***							
351. Switch							
2.00 EA	12.27	0.35	4.98	29.87			29.87
352. Outlet							
6.00 EA	11.88	0.84	14.42	86.54			86.54
353. Smoke detector							
1.00 EA	45.93	1.78	9.54	57.25			57.25
354. Phone, TV, or speaker outlet							
1.00 EA	15.71	0.47	3.24	19.42			19.42
355. Phone/low voltage outlet rough-in							
1.00 EA	40.10	0.44	8.10	48.64			48.64

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## CONTINUED - Master Bedroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
356. Outlet or switch cover							
7.00 EA	2.45	0.45	3.54	21.14			21.14
***Lights***							
357. Ceiling fan & light							
1.00 EA	280.07	11.00	58.22	349.29	2/20 yrs Avg.	(34.93) 10.00%	314.36
358. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
4.00 EA	0.79	0.27	0.70	4.13			4.13
***Openings***							
359. Interior door - birch - pre-hung unit							
1.00 EA	211.53	15.85	45.48	272.86	31/100 yrs Avg.	(84.58) 31.00%	188.28
360. Stain & finish door slab only (per side)							
2.00 EA	36.49	1.40	14.88	89.26	31/15 yrs Avg.	(71.40) 80.00%	17.86
to stain both sides of closet doors							
361. Stain & finish door/window trim & jamb (per side)							
2.00 EA	25.54	0.98	10.42	62.48	31/15 yrs Avg.	(49.98) 80.00%	12.50
362. Door knob - interior							
1.00 EA	35.33	1.86	7.44	44.63	31/20 yrs Avg.	(35.71) 80.00%	8.92
363. Aluminum window, single hung 13-19 sf (2 pane)							
1.00 EA	223.81	15.09	47.78	286.68	31/18 yrs Avg.	(229.34) 80.00%	57.34
364. Additional charge for a retrofit window, 12-23 sf							
1.00 EA	80.59	1.62	16.44	98.65			98.65
365. Add on for "Low E" glass							
14.34 SF	3.65	4.51	11.36	68.21			68.21
366. Add on for grid (double or triple glazed windows)							
29.09 SF	3.84	9.63	24.26	145.60			145.60
367. Window blind - PVC - 2" - 14.1 to 20 SF							
1.00 EA	99.79	5.81	21.12	126.72	2/5 yrs Avg.	(50.68) 40.00%	76.04
368. Window sill - tile on 2" x 4" wall							
2.92 LF	7.45	0.98	4.56	27.29	31/150 yrs Avg.	(5.64) 20.67%	21.65
369. Window stool & apron							
2.92 LF	5.35	0.86	3.30	19.78	31/150 yrs Avg.	(4.09) 20.67%	15.69
lower window trim							
370. Stain & finish window stool and apron							
2.92 LF	2.75	0.10	1.62	9.75	31/15 yrs Avg.	(7.80) 80.00%	1.95

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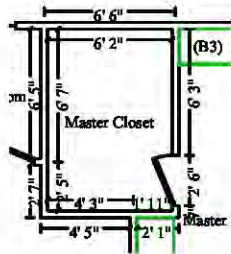
## State Farm

MULLICAN, STEPHEN

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## CONTINUED - Master Bedroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
***Ceiling***							
371. 1/2" drywall - hung, taped, ready for texture							
213.00 SF	1.44	8.45	63.04	378.21			378.21
372. Texture drywall - light hand texture							
213.00 SF	0.42	0.92	18.08	108.46			108.46
373. Seal/prime then paint the ceiling (2 coats)							
213.00 SF	0.63	3.12	27.46	164.77	2/15 yrs Avg.	(21.97) 13.33%	142.80
<b>Totals: Master Bedroom</b>		<b>187.08</b>	<b>1,041.34</b>	<b>6,247.57</b>		<b>1,560.36</b>	<b>4,687.21</b>



## Master Closet

Height: 8'

242.67 SF Walls	55.50 SF Ceiling
298.17 SF Walls & Ceiling	55.50 SF Floor
30.33 LF Ceil. Perimeter	30.33 LF Floor Perimeter

Door

2' 6" X 6' 8"

Opens into MASTER\_BATHR

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
374. Demolish/remove - bedroom/room (up to 200 sf)							
55.50 SF	4.36	0.00	48.40	290.38			290.38
***Floor***							
375. Carpet pad - per specs from independent pad analysis							
55.50 SF	0.46	1.91	5.48	32.92			32.92
376. Carpet - per specs from independent carpet analysis							
83.58 SF	3.31	20.40	59.42	356.47	19/10 yrs Avg.	(285.18) 80.00%	71.29
***Baseboards***							
377. Baseboard - 2 1/4" stain grade							
30.33 LF	2.22	3.35	14.14	84.82	31/150 yrs Avg.	(17.52) 20.67%	67.30
378. Stain & finish baseboard							
30.33 LF	0.97	0.50	5.98	35.90	31/15 yrs Avg.	(28.72) 80.00%	7.18
***Walls***							
379. 1/2" drywall - hung, taped, ready for texture							
242.67 SF	1.44	9.63	71.80	430.87			430.87

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## CONTINUED - Master Closet

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
380. Texture drywall - light hand texture							
242.67 SF	0.42	1.05	20.60	123.57			123.57
381. Seal/prime then paint the walls (2 coats)							
242.67 SF	0.63	3.56	31.30	187.74	2/15 yrs Avg.	(25.03) 13.33%	162.71
typically new walls will require 2 coats of paint to get proper finish							
***Electrical***							
382. Switch							
1.00 EA	12.27	0.17	2.50	14.94			14.94
383. Outlet or switch cover							
1.00 EA	2.45	0.06	0.52	3.03			3.03
***Lights***							
384. Light fixture							
1.00 EA	61.02	2.85	12.78	76.65	2/20 yrs Avg.	(7.66) 10.00%	68.99
385. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
2.00 EA	0.79	0.14	0.34	2.06			2.06
***Openings***							
386. Interior door - birch - pre-hung unit							
1.00 EA	211.53	15.85	45.48	272.86	31/100 yrs Avg.	(84.58) 31.00%	188.28
387. Door knob - interior							
1.00 EA	35.33	1.86	7.44	44.63	31/20 yrs Avg.	(35.71) 80.00%	8.92
388. Stain & finish door slab only (per side)							
2.00 EA	36.49	1.40	14.88	89.26	31/15 yrs Avg.	(71.40) 80.00%	17.86
to stain both sides of closet doors							
389. Stain & finish door/window trim & jamb (per side)							
2.00 EA	25.54	0.98	10.42	62.48	31/15 yrs Avg.	(49.98) 80.00%	12.50
***Ceiling***							
390. 1/2" drywall - hung, taped, ready for texture							
55.50 SF	1.44	2.20	16.42	98.54			98.54
391. Texture drywall - light hand texture							
55.50 SF	0.42	0.24	4.70	28.25			28.25
392. Seal/prime then paint the ceiling (2 coats)							
55.50 SF	0.63	0.81	7.16	42.94	2/15 yrs Avg.	(5.73) 13.33%	37.21
***Shelving***							
393. Shelving - 12" - in place							
44.42 LF	6.48	13.60	60.28	361.72	31/150 yrs Avg.	(74.76) 20.67%	286.96

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## CONTINUED - Master Closet

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
394. Closet rod							
14.17 LF	3.02	1.92	8.94	53.65	31/150 yrs Avg.	(11.08) 20.67%	42.57
395. Seal & paint closet shelving							
44.42 LF	5.68	4.98	51.46	308.75	2/15 yrs Avg.	(41.16) 13.33%	267.59
<b>Totals: Master Closet</b>		<b>87.46</b>	<b>500.44</b>	<b>3,002.43</b>		<b>738.51</b>	<b>2,263.92</b>



## Master Bathroom

Height: 8'

355.89 SF Walls	86.36 SF Ceiling
442.25 SF Walls & Ceiling	63.86 SF Floor
51.67 LF Ceil. Perimeter	32.67 LF Floor Perimeter

<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into MASTER_CLOSE</b>
<b>Window</b>	<b>1' 10" X 2' 10"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into MASTER_BEDRO</b>

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
396. Demolish/remove - bathroom (over 50 sf)							
63.86 SF	10.68	0.00	136.40	818.42			818.42
***Floor***							
397. Floor leveling cement - Light							
63.86 SF	1.38	3.97	18.42	110.52			110.52
557. Tile floor covering - per specs from ind. tile analysis							
63.86 SF	8.23	27.71	110.66	663.94	31/100 yrs Avg.	(205.82) 31.00%	458.12
***Baseboards***							
399. Baseboard - 2 1/4" stain grade							
32.67 LF	2.22	3.61	15.22	91.36	31/150 yrs Avg.	(18.88) 20.67%	72.48
400. Stain & finish baseboard							
32.67 LF	0.97	0.54	6.44	38.67	31/15 yrs Avg.	(30.94) 80.00%	7.73
***Walls***							
401. 1/2" water rock (greenboard) hung, taped ready for texture							
82.67 SF	1.58	4.28	26.98	161.88			161.88

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## CONTINUED - Master Bathroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
565. 1/2" drywall - hung, taped, ready for texture							
273.22 SF	1.44	10.84	80.84	485.12			485.12
402. Tile tub surround - 60 to 75 SF							
1.00 EA	895.55	37.18	186.56	1,119.29	31/150 yrs Avg.	(231.32) 20.67%	887.97
403. Texture drywall - light hand texture							
285.89 SF	0.42	1.23	24.26	145.56			145.56
404. Seal/prime then paint part of the walls (2 coats)							
285.89 SF	0.63	4.19	36.86	221.16	2/15 yrs Avg.	(29.49) 13.33%	191.67
***Cabinets and shelving***							
405. Vanity with granite or marble top							
5.00 LF							REVISED
568. Angle stop valve							
2.00 EA	27.55	1.24	11.26	67.60			67.60
406. Custom cabinets - wall units - 30" tall - High grade							
2.33 LF	229.60	41.52	115.30	691.79	31/50 yrs Avg.	(428.90) 62.00%	262.89
407. Cabinetry - full height unit - High grade							
2.75 LF	306.85	66.50	182.06	1,092.40	31/50 yrs Avg.	(677.29) 62.00%	415.11
408. Add for prefinished crown molding per LF							
7.08 LF	7.99	3.87	12.10	72.54	31/150 yrs Avg.	(14.99) 20.67%	57.55
409. Medicine cabinet							
1.00 EA	176.34	13.71	38.00	228.05	31/20 yrs Avg.	(182.44) 80.00%	45.61
***Electrical***							
411. Ground fault interrupter (GFI) outlet							
2.00 EA	26.70	2.64	11.20	67.24			67.24
412. Outlet or switch cover							
2.00 EA	2.45	0.13	1.00	6.03			6.03
***Lights***							
415. Light bar - 3 lights - High grade							
1.00 EA	149.63	9.61	31.84	191.08	2/20 yrs Avg.	(19.10) 10.00%	171.98
416. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
3.00 EA	0.79	0.20	0.52	3.09			3.09
***Openings***							
417. Interior door - birch - pre-hung unit							
1.00 EA	211.53	15.85	45.48	272.86	31/100 yrs Avg.	(84.58) 31.00%	188.28



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## CONTINUED - Master Bathroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
418. Stain & finish door slab only (per side)							
2.00 EA	36.49	1.40	14.88	89.26	31/15 yrs Avg.	(71.40) 80.00%	17.86
419. Stain & finish door/window trim & jamb (per side)							
2.00 EA	25.54	0.98	10.42	62.48	31/15 yrs Avg.	(49.98) 80.00%	12.50
420. Door knob - interior							
1.00 EA	35.33	1.86	7.44	44.63	31/20 yrs Avg.	(35.71) 80.00%	8.92
421. Aluminum window, single hung 4-8 sf (2 pane)							
1.00 EA	157.25	9.90	33.44	200.59	31/18 yrs Avg.	(160.48) 80.00%	40.11
422. Add on for "Low E" glass							
6.00 SF	3.65	1.89	4.76	28.55			28.55
423. Additional charge for a retrofit window, 3-11 sf							
1.00 EA	56.43	0.91	11.46	68.80			68.80
424. Add on for grid (double or triple glazed windows)							
6.00 SF	3.84	1.99	5.00	30.03			30.03
425. Window blind - PVC - 2" - up to 7 SF							
1.00 EA	61.01	2.74	12.74	76.49	2/5 yrs Avg.	(30.60) 40.00%	45.89
***Plumbing and Accessories***							
426. Toilet							
1.00 EA	425.56	22.97	89.72	538.25	31/150 yrs Avg.	(111.24) 20.67%	427.01
567. Toilet seat							
1.00 EA	49.85	2.71	10.52	63.08	31/9 yrs Avg.	(50.47) 80.00%	12.61
427. Toilet paper holder							
1.00 EA	21.44	1.07	4.50	27.01	31/50 yrs Avg.	(16.73) 62.00%	10.28
428. Towel bar							
1.00 EA	24.17	1.30	5.10	30.57	2/50 yrs Avg.	(1.22) 4.00%	29.35
429. Towel ring							
1.00 EA	25.72	1.44	5.42	32.58	2/50 yrs Avg.	(1.31) 4.00%	31.27
430. Jetted tub - Acrylic							
1.00 EA	1,988.99	129.39	423.68	2,542.06	31/50 yrs Avg.	(1,576.07) 62.00%	965.99
566. Tile shower - up to 60 SF							
1.00 EA	839.34	30.42	173.94	1,043.70	31/150 yrs Avg.	(215.69) 20.67%	828.01

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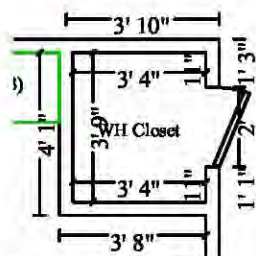
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## CONTINUED - Master Bathroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
431. Sink faucet - Bathroom							
1.00 EA	192.70	11.47	40.84	245.01	31/20 yrs Avg.	(196.02) 80.00%	48.99
432. Tub/shower faucet							
1.00 EA	265.73	12.08	55.56	333.37	31/20 yrs Avg.	(266.68) 80.00%	66.69
433. P-trap assembly - ABS (plastic)							
1.00 EA	47.63	0.59	9.64	57.86			57.86
***Ceiling***							
434. 1/2" drywall - hung, taped, ready for texture							
442.25 SF	1.44	17.55	130.88	785.27			785.27
435. Texture drywall - light hand texture							
86.36 SF	0.42	0.37	7.34	43.98			43.98
436. Seal/prime then paint the ceiling (2 coats)							
86.36 SF	0.63	1.27	11.14	66.82	2/15 yrs Avg.	(8.90) 13.33%	57.92
***** Revised by Hali Goss on 4/15/2021 *****							
593. Vanity with cultured marble or solid surface top							
5.00 LF	202.44	73.31	217.10	1,302.61	19/50 yrs Avg.	(495.00) 38.00%	807.61
<b>Totals: Master Bathroom</b>		<b>576.43</b>	<b>2,376.92</b>	<b>14,261.60</b>		<b>5,211.25</b>	<b>9,050.35</b>



## WH Closet

Height: 8'

113.34 SF Walls  
125.84 SF Walls & Ceiling  
14.17 LF Ceil. Perimeter

12.50 SF Ceiling  
12.50 SF Floor  
14.17 LF Floor Perimeter

Door

2' X 6' 8"

Opens into Exterior

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
437. Detach & Reset Water heater - 50 gallon - Gas - 6 yr							
1.00 EA	407.31	0.00	81.46	488.77			488.77
438. Clean water heater							
1.00 EA	22.10	0.01	4.42	26.53			26.53
***Walls and Ceiling***							



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## CONTINUED - WH Closet

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
439. R&R 1/2" drywall - hung, taped, ready for texture							
125.84 SF	1.82	4.99	46.80	280.82			280.82
***Openings***							
440. R&R Exterior door - metal - insulated - flush or panel style							
1.00 EA	295.71	20.24	63.20	379.15	31/100 yrs Avg.	(117.52) 31.00%	261.63
441. Door lockset - exterior							
1.00 EA	44.16	2.63	9.36	56.15	31/20 yrs Avg.	(44.91) 80.00%	11.24
442. Paint door slab only - 2 coats (per side)							
2.00 EA	23.64	1.15	9.70	58.13	2/15 yrs Avg.	(7.75) 13.33%	50.38
443. Paint door/window trim & jamb - 2 coats (per side)							
2.00 EA	19.28	0.69	7.86	47.11	2/15 yrs Avg.	(6.27) 13.33%	40.84
<b>Totals: WH Closet</b>		<b>29.71</b>	<b>222.80</b>	<b>1,336.66</b>		<b>176.45</b>	<b>1,160.21</b>

## Area Totals: Interior

4,291.81 SF Walls	1,460.10 SF Ceiling	5,751.91 SF Walls and Ceiling
1,388.43 SF Floor	1,593.93 Total Area	519.03 LF Floor Perimeter
1,388.43 Floor Area	177.83 Exterior Perimeter of Walls	613.20 LF Ceil. Perimeter
1,487.77 Exterior Wall Area		4,334.48 Interior Wall Area

<b>Total: Interior</b>	<b>4,910.21</b>	<b>22,834.44</b>	<b>137,002.91</b>	<b>48,248.05</b>	<b>88,754.86</b>
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## Exterior

## East Wall - Rear Elevation

Height: 8'

918.67 SF Walls	429.15 SF Ceiling
1,347.82 SF Walls & Ceiling	429.15 SF Floor
114.83 LF Ceil. Perimeter	114.83 LF Floor Perimeter



QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
530. Exterior outlet or switch							
1.00 EA	18.28	0.69	3.80	22.77	31/10 yrs Avg.	(18.21) 80.00%	4.56

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## CONTINUED - East Wall - Rear Elevation

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
* 535. Paint window trim - Large - 1 coat (per side)							
2.00 EA	15.42	0.60	6.28	37.72	2/15 yrs Avg.	(5.03) 13.33%	32.69
537. Exterior light fixture							
1.00 EA	80.18	3.62	16.76	100.56	31/20 yrs Avg.	(80.44) 80.00%	20.12
* 540. Paint window trim - 1 coat (per side)							
1.00 EA	13.11	0.25	2.68	16.04	2/15 yrs Avg.	(2.14) 13.33%	13.90
545. Exterior outlet or switch cover							
1.00 EA	8.85	0.62	1.90	11.37			11.37
548. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
1.00 EA	0.79	0.07	0.18	1.04			1.04
***** Revised by Hali Goss on 4/15/2021 *****							
579. R&R Storm door assembly							
1.00 EA	228.51	14.29	48.58	291.38	31/40 yrs Avg.	(225.80) 77.50%	65.58
<b>Totals: East Wall - Rear Elevation</b>		<b>20.14</b>	<b>80.18</b>	<b>480.88</b>		<b>331.62</b>	<b>149.26</b>



## North Wall - Left elevation

Height: 8'

662.67 SF Walls	287.82 SF Ceiling
950.49 SF Walls & Ceiling	287.82 SF Floor
82.83 LF Ceil. Perimeter	82.83 LF Floor Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
* 541. Paint window trim - 1 coat (per side)							
1.00 EA	13.11	0.25	2.68	16.04	2/15 yrs Avg.	(2.14) 13.33%	13.90
<b>Totals: North Wall - Left elevation</b>		<b>0.25</b>	<b>2.68</b>	<b>16.04</b>		<b>2.14</b>	<b>13.90</b>



## State Farm

MULLICAN, STEPHEN

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## West Wall - Front Elevation

Height: 8'



976.00 SF Walls  
1,576.22 SF Walls & Ceiling  
122.00 LF Ceil. Perimeter

600.22 SF Ceiling  
600.22 SF Floor  
122.00 LF Floor Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
532. Exterior outlet or switch							
1.00 EA	18.28	0.69	3.80	22.77	31/10 yrs Avg.	(18.21) 80.00%	4.56
* 536. Paint window trim - Large - 1 coat (per side)							
2.00 EA	15.42	0.60	6.28	37.72	2/15 yrs Avg.	(5.03) 13.33%	32.69
538. Exterior light fixture							
1.00 EA	80.18	3.62	16.76	100.56	31/20 yrs Avg.	(80.44) 80.00%	20.12
* 542. Paint window trim - 1 coat (per side)							
2.00 EA	13.11	0.51	5.34	32.07	2/15 yrs Avg.	(4.29) 13.33%	27.78
546. Exterior outlet or switch cover							
1.00 EA	8.85	0.62	1.90	11.37	31/10 yrs Avg.	(9.10) 80.00%	2.27
549. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
1.00 EA	0.79	0.07	0.18	1.04			1.04
***** Revised by Hali Goss on 4/15/2021 *****							
580. R&R Storm door assembly - High grade							
1.00 EA	272.88	18.11	58.20	349.19	31/40 yrs Avg.	(270.62) 77.50%	78.57
<b>Totals: West Wall - Front Elevation</b>		<b>24.22</b>	<b>92.46</b>	<b>554.72</b>		<b>387.69</b>	<b>167.03</b>



## South Wall - Right Elevation

Height: 8'

668.00 SF Walls  
958.76 SF Walls & Ceiling  
83.50 LF Ceil. Perimeter

290.76 SF Ceiling  
290.76 SF Floor  
83.50 LF Floor Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
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## State Farm

MULLICAN, STEPHEN

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## CONTINUED - South Wall - Right Elevation

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
533. Exterior outlet or switch							
1.00 EA	18.28	0.69	3.80	22.77	31/10 yrs Avg.	(18.21) 80.00%	4.56
539. Exterior light fixture							
2.00 EA	80.18	7.25	33.54	201.15	31/20 yrs Avg.	(160.93) 80.00%	40.22
* 543. Paint window trim - 1 coat (per side)							
1.00 EA	13.11	0.25	2.68	16.04	2/15 yrs Avg.	(2.14) 13.33%	13.90
544. Clean disappearing (folding) stairway/attic ladder - Heavy							
1.00 EA	42.65	0.04	8.54	51.23			51.23
547. Exterior outlet or switch cover							
1.00 EA	8.85	0.62	1.90	11.37	31/10 yrs Avg.	(9.10) 80.00%	2.27
550. Light bulb - Incand. standard bulb - 1000 hr - mat. only							
2.00 EA	0.79	0.14	0.34	2.06			2.06
<b>Totals: South Wall - Right Elevation</b>		<b>8.99</b>	<b>50.80</b>	<b>304.62</b>		<b>190.38</b>	<b>114.24</b>
Area Totals: Exterior							
3,225.33 SF Walls		1,607.96 SF Ceiling		4,833.29 SF Walls and Ceiling			
1,607.96 SF Floor		1,607.96 Total Area		403.17 LF Floor Perimeter			
1,607.96 Floor Area		403.17 Exterior Perimeter of Walls		403.17 LF Ceil. Perimeter			
3,628.50 Exterior Wall Area				3,225.33 Interior Wall Area			
<b>Total: Exterior</b>		<b>53.60</b>	<b>226.12</b>	<b>1,356.26</b>		<b>911.83</b>	<b>444.43</b>
Area Totals: Main							
7,517.15 SF Walls		3,068.06 SF Ceiling		10,585.21 SF Walls and Ceiling			
2,996.39 SF Floor		3,201.88 Total Area		922.20 LF Floor Perimeter			
2,996.39 Floor Area		581.00 Exterior Perimeter of Walls		1,016.36 LF Ceil. Perimeter			
5,116.27 Exterior Wall Area				7,559.81 Interior Wall Area			
<b>Total: Main</b>		<b>4,963.81</b>	<b>23,060.56</b>	<b>138,359.17</b>		<b>49,159.88</b>	<b>89,199.29</b>

Source - Eagle View

Source - Eagle View

Source - Eagle View

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
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## CONTINUED - Source - Eagle View

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
444. 2" x 10" x 20' #2 & better Fir / Larch (material only)							
7.00 EA	45.08	27.22	68.56	411.34			411.34
445. 2" x 10" x 12' #2 & better Fir / Larch (material only)							
1.00 EA	27.16	2.34	5.90	35.40			35.40
446. 2" x 10" x 8' #2 & better Fir / Larch (material only)							
4.00 EA	18.03	6.22	15.66	94.00			94.00
447. 2" x 10" x 10' #2 & better Fir / Larch (material only)							
3.00 EA	22.54	5.83	14.68	88.13			88.13
448. 2" x 8" x 20' #2 & better Fir / Larch (material only)							
63.00 EA	39.92	216.92	546.38	3,278.26			3,278.26
449. 2" x 8" x 8' #2 & better Fir / Larch (material only)							
33.00 EA	15.97	45.45	114.50	686.96			686.96
450. 2" x 8" x 18' #2 & better Fir / Larch (material only)							
11.00 EA	36.29	34.43	86.72	520.34			520.34
451. 2" x 8" x 16' #2 & better Fir / Larch (material only)							
14.00 EA	31.68	38.25	96.36	578.13			578.13
452. 2" x 8" x 14' #2 & better Fir / Larch (material only)							
14.00 EA	28.11	33.94	85.48	512.96			512.96
453. 2" x 8" x 12' #2 & better Fir / Larch (material only)							
12.00 EA	24.05	24.89	62.70	376.19			376.19
454. 2" x 8" x 10' #2 & better Fir / Larch (material only)							
14.00 EA	19.96	24.10	60.70	364.24			364.24
455. 2" x 6" x 20' #2 & better Fir / Larch (material only)							
8.00 EA	31.38	21.65	54.54	327.23			327.23
456. 2" x 6" x 14' #2 & better Fir / Larch (material only)							
1.00 EA	21.21	1.83	4.60	27.64			27.64
457. 2" x 6" x 8' #2 & better Fir / Larch (material only)							
1.00 EA	12.05	1.04	2.62	15.71			15.71
458. 2" x 6" x 18' #2 & better Fir / Larch (material only)							
2.00 EA	28.27	4.88	12.28	73.70			73.70
459. 2" x 6" x 12' #2 & better Fir / Larch (material only)							
1.00 EA	18.15	1.57	3.96	23.68			23.68
460. 2" x 6" x 10' #2 & better Fir / Larch (material only)							
1.00 EA	15.06	1.30	3.28	19.64			19.64
461. R&R Rafters - 2x8 - Labor only - (using rafter length)							
2,367.12 LF	2.52	6.12	1,194.26	7,165.53			7,165.53
462. R&R Additional labor - 2x8-2x12 - 5/12 to 9/12 slope							
2,535.50 LF	0.94	0.00	476.68	2,860.06			2,860.06
463. R&R Rafters - 2x10 - Labor only - (using rafter length)							
35.38 LF	2.80	0.09	19.84	119.00			119.00
464. R&R Rafters - hip - 10" - Labor only (use hip length)							
168.38 LF	15.68	0.73	528.18	3,169.11			3,169.11
465. R&R Rafters - 2x6 - Labor only - (using rafter length)							
234.77 LF	2.12	0.61	99.66	597.98			597.98

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## CONTINUED - Source - Eagle View

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
466. R&R Additional labor - 2x4-2x6 - 5/12 to 9/12 slope							
234.77 LF	0.62	0.00	29.10	174.66			174.66
467. R&R Sheathing - OSB - 1/2"							
3,072.00 SF	2.78	357.70	1,779.56	10,677.42			10,677.42
468. 2" x 4" x 20' #2 & better Fir / Larch (material only)							
14.00 EA	20.24	24.44	61.56	369.36			369.36
469. 2" x 4" x 8' #2 & better Fir / Larch (material only)							
4.00 EA	7.38	2.55	6.42	38.49			38.49
470. 2" x 4" x 12' #2 & better Fir / Larch (material only)							
1.00 EA	11.11	0.96	2.42	14.49			14.49
471. 2" x 4" x 10' #2 & better Fir / Larch (material only)							
2.00 EA	9.22	1.59	4.00	24.03			24.03
472. 2" x 4" x 16' #2 & better Fir / Larch (material only)							
6.00 EA	14.64	7.58	19.08	114.50			114.50
473. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)							
10.00 EA	7.15	6.17	15.54	93.21			93.21
474. R&R Sheathing - OSB - 1/2"							
148.08 SF	2.35	17.24	73.04	438.27			438.27
475. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc							
148.08 SF	1.03	0.26	30.56	183.35			183.35
551. R&R Sheathing - OSB - 1/2"							
3,072.00 SF	2.35	357.70	1,515.38	9,092.28			9,092.28
<b>Total: Source - Eagle View</b>		<b>1,275.60</b>	<b>7,094.20</b>	<b>42,565.29</b>		<b>0.00</b>	<b>42,565.29</b>



R6

3,069.91 Surface Area	30.70 Number of Squares
225.48 Total Perimeter Length	35.38 Total Ridge Length
141.01 Total Hip Length	

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
476. Tear off, haul and dispose of comp. shingles - Laminated							
30.70 SQ	52.14	0.00	320.14	1,920.84			1,920.84
478. Asphalt starter - universal starter course							
222.30 LF	1.62	12.08	74.44	446.65	19/20 yrs Avg.	(357.32) 80.00%	89.33

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## CONTINUED - R6

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
479. Laminated - comp. shingle rfg. - w/ felt 34.00 SQ	198.33	303.60	1,409.36	8,456.18	19/30 yrs Avg.	(5,355.59) 63.33%	3,100.59
480. Ridge cap - composition shingles 176.39 LF	3.01	15.52	109.28	655.73	19/25 yrs Avg.	(498.37) 76.00%	157.36
481. Drip edge 222.30 LF	1.77	14.19	81.54	489.20	19/35 yrs Avg.	(265.56) 54.29%	223.64
482. Rain cap - 4" to 5" 3.00 EA	27.01	4.02	17.00	102.05	19/35 yrs Avg.	(55.39) 54.29%	46.66
483. Roof vent - turbine type 2.00 EA	98.27	11.26	41.56	249.36	19/35 yrs Avg.	(135.36) 54.29%	114.00
484. Flashing - pipe jack 4.00 EA	32.31	4.04	26.64	159.92	19/35 yrs Avg.	(86.81) 54.29%	73.11
485. Digital satellite system - Detach & reset 2.00 EA	27.98	0.00	11.20	67.16			67.16
487. R&R Soffit - box framing - 1' overhang 225.48 LF	5.36	32.09	248.14	1,488.80	31/150 yrs Avg.	(307.68) 20.67%	1,181.12
488. R&R Fascia - 1" x 4" - #1 pine 225.48 LF	4.89	23.53	225.22	1,351.34	31/75 yrs Avg.	(558.55) 41.33%	792.79
489. R&R Soffit - wood 907.98 SF	5.47	174.64	1,028.24	6,169.53	31/150 yrs Avg.	(1,275.03) 20.67%	4,894.50
includes carport ceiling							
490. Prime & paint exterior fascia - wood, 4"- 6" wide 225.48 LF	1.03	2.92	47.02	282.18	2/15 yrs Avg.	(37.64) 13.33%	244.54
491. Prime & paint exterior soffit - wood 907.98 SF	1.40	28.19	259.88	1,559.24	2/15 yrs Avg.	(207.91) 13.33%	1,351.33
492. R&R Gutter / downspout - aluminum - up to 5" 303.48 LF	5.87	70.67	370.42	2,222.52	19/25 yrs Avg.	(1,689.12) 76.00%	533.40
<b>Totals: R6</b>		<b>696.75</b>	<b>4,270.08</b>	<b>25,620.70</b>		<b>10,830.33</b>	<b>14,790.37</b>

Area Totals: Source - Eagle View

**State Farm**

MULLICAN, STEPHEN

36-12N4-32QC2

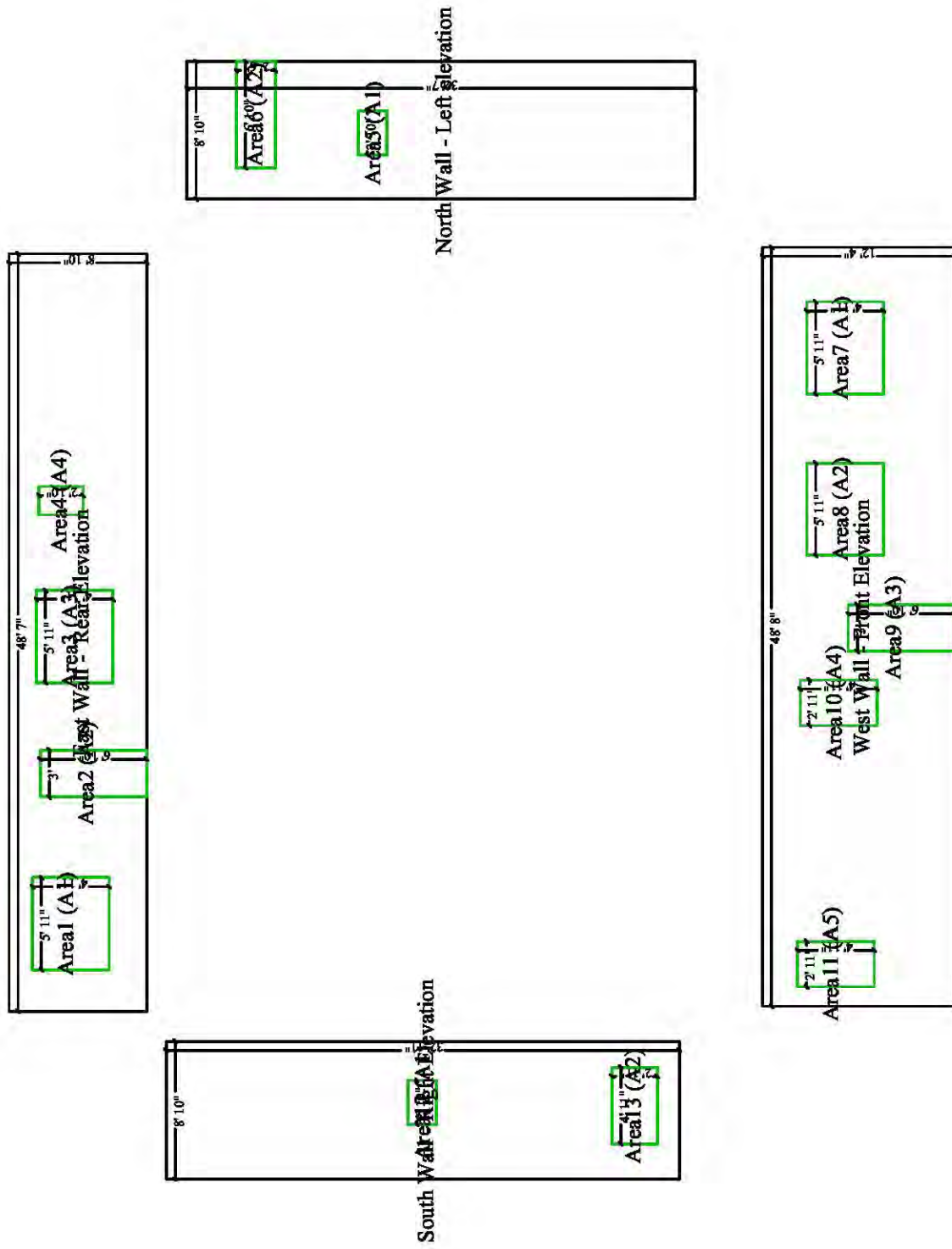
148.08 Exterior Wall Area					
3,069.91 Surface Area		30.70 Number of Squares		225.48 Total Perimeter Length	
35.38 Total Ridge Length		141.01 Total Hip Length			
<hr/>					
<b>Total: Source - Eagle View</b>	<b>1,972.35</b>	<b>11,364.28</b>	<b>68,185.99</b>	<b>10,830.33</b>	<b>57,355.66</b>
Area Totals: Source - Eagle View					
148.08 Exterior Wall Area					
3,069.91 Surface Area		30.70 Number of Squares		225.48 Total Perimeter Length	
35.38 Total Ridge Length		141.01 Total Hip Length			
<hr/>					
<b>Total: Source - Eagle View</b>	<b>1,972.35</b>	<b>11,364.28</b>	<b>68,185.99</b>	<b>10,830.33</b>	<b>57,355.66</b>
<hr/>					
<b>Line Item Totals: 36-12N4-32QC2</b>	<b>6,994.14</b>	<b>35,310.06</b>	<b>211,856.54</b>	<b>59,990.21</b>	<b>151,866.33</b>

**Grand Total Areas:**

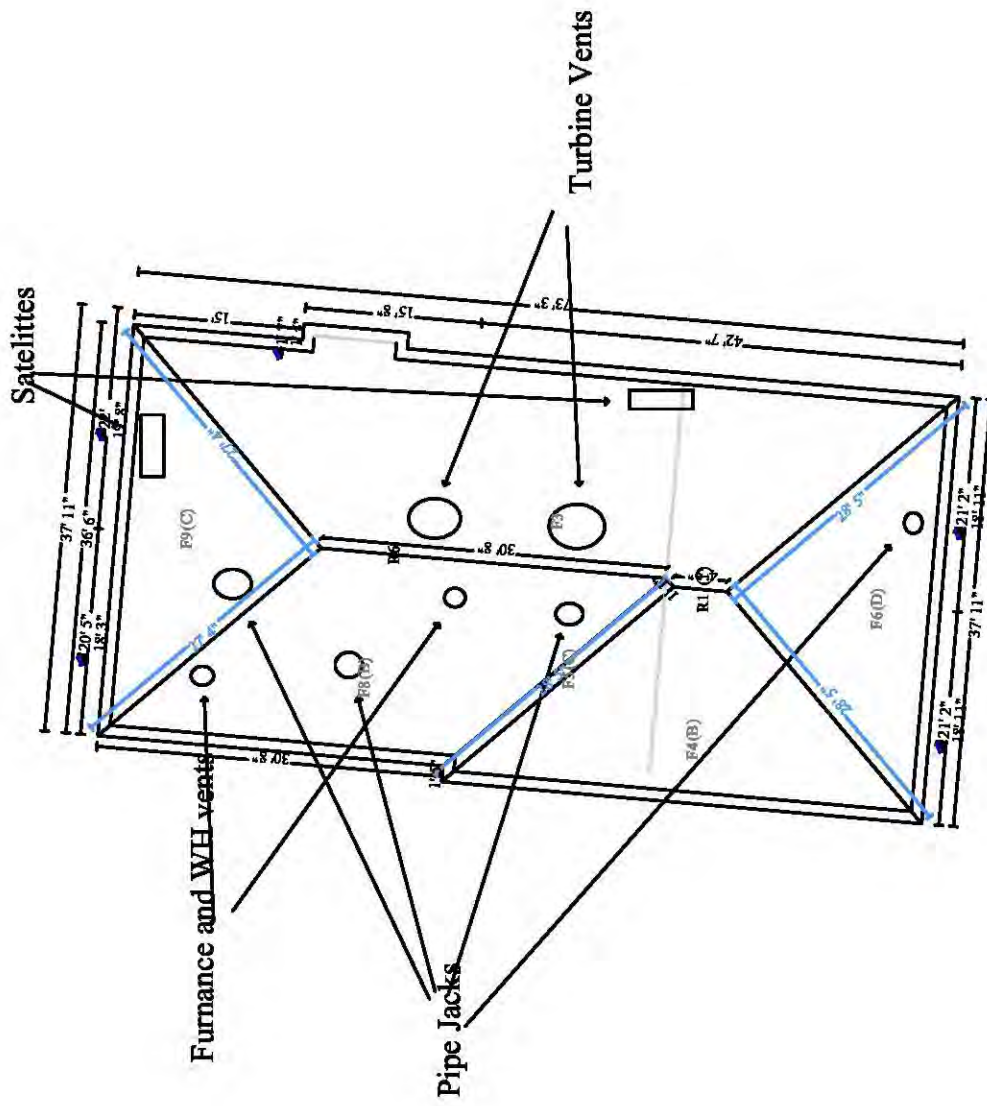
7,517.15 SF Walls	3,068.06 SF Ceiling	10,585.21 SF Walls and Ceiling
2,996.39 SF Floor		922.20 LF Floor Perimeter
		1,016.36 LF Ceil. Perimeter
2,996.39 Floor Area	3,201.88 Total Area	7,559.81 Interior Wall Area
5,264.35 Exterior Wall Area	581.00 Exterior Perimeter of Walls	
3,069.91 Surface Area	30.70 Number of Squares	225.48 Total Perimeter Length
35.38 Total Ridge Length	141.01 Total Hip Length	











**VALOR FORENSIC ENGINEERING SERVICES**

**SECTION 4: ATTACHMENT F: CURRICULUM VITAE:  
CHAD T. WILLIAMS, P.E. (PRINCIPAL ENGINEER: FORENSICS)**



**CHAD T. WILLIAMS, P.E.**  
 PRESIDENT AND PRINCIPAL ENGINEER: FORENSICS  
 C: 918.845.8442 [CHAD.WILLIAMS@VALORFES.COM](mailto:CHAD.WILLIAMS@VALORFES.COM)



## CURRICULUM VITAE

## FORENSIC ENGINEERING SERVICES

PO BOX 783, JENKS, OKLAHOMA 74037 | 855.918.5111 (TF) | [WWW.VALORFES.COM](http://WWW.VALORFES.COM)

### PROFESSIONAL EXPERIENCE:

Mr. Williams is a Licensed Professional Engineer with more than 18 years of engineering experience, including more than 12 years of forensic engineering and maintenance/operations engineering. Primary areas of practice include the evaluation of residential, commercial, industrial, and institutional facilities to determine the causes and extents of damage related to improper design, construction defects and damage due to weather events and other causes.

### AREAS OF PRACTICE AND EXPERIENCE:

- The evaluation of commercial, industrial, institutional, and residential roofing systems to determine the cause and extent of damage as a result of construction and/or installation defects, fire, hail, wind, tornadoes, and other conditions/causes of damage. Roofing systems evaluated include built-up roofing systems (modified-bitumen cap sheet, gravel ballasted and non-ballasted systems), ceramic and concrete roofing tiles, asphalt-composition shingles of various types, metal roof panels of various types, various type of single-ply roof membranes (EPDM, TPO and others), Spray Polyurethane Roofing (SPF) and conventional and alternative installation slate roofing systems.
- The assessment of roof surfaces to determine the feasibility and practicality of repairs due to existing site and material conditions.
- The evaluation of commercial, industrial, institutional, and residential buildings to determine the cause and extents of damage resulting from design errors/omissions and construction defects. This includes the review of engineering documents and records from the original project design.
- The evaluation of exterior building veneers including brick, EIFS, stone, stucco, and other exterior building wall systems.
- The evaluation of residential, commercial, industrial, and institutional facilities to determine the cause and extent of foundation failures as a result of plumbing failures, soils movement, and other causes.
- The evaluation of residential and commercial facilities to determine the extent of damage resulting from seismic activity within Arkansas, Kansas, and Oklahoma.
- The evaluation of residential and commercial buildings for damage as a result of natural gas and other explosions.
- The evaluation of residential and commercial buildings to determine the extent of damage as a result of flooding events and/or surface rainfall runoff as a result of the construction of roadways and/or other land development projects.
- The evaluation of airfield and airport facilities to determine the cause and extents of damage to pavements, pavement markings, and buildings.
- The evaluation and condition assessment of concrete and asphalt pavements for roadways, sidewalks, parking lots, and other pavements to determine the cause and extents of failure.



**CHAD T. WILLIAMS, P.E.**

PRESIDENT AND PRINCIPAL ENGINEER: FORENSICS  
C: 918.845.8442 [CHAD.WILLIAMS@VALORFES.COM](mailto:CHAD.WILLIAMS@VALORFES.COM)



**CURRICULUM VITAE**

**FORENSIC ENGINEERING SERVICES**

**PO BOX 783, JENKS, OKLAHOMA 74037 | 855.918.5111 (TF) | [WWW.VALORFES.COM](http://WWW.VALORFES.COM)**

- The design of commercial, institutional, and industrial site grading and drainage plans.
- The design of accessibility routes and systems in accordance with ADA.
- The design and analysis of utility systems including:
  - Potable water distribution,
  - Sanitary sewers, and
  - Storm water drainage and management systems.
- The evaluation of residential, commercial, industrial, and institutional facilities to determine the extent of damage as a result of winds and the direct or indirect passage of tornadoes including:
  - the Moore, Oklahoma Tornado reported on May 20, 2013, and
  - the El Reno, Oklahoma Tornado reported on May 31, 2013.
- The evaluation of residential, commercial, and industrial facilities to determine the extent of damage resulted from the passage of Hurricanes including:
  - Hurricane Michael: Florida Panhandle: 2018,
  - Hurricane Laura: Southwest Louisiana: 2020,
  - Hurricane Delta: Southwest and Central Louisiana: 2020, and
  - Hurricane Sally: Florida Panhandle: 2020.
- Developed training process and procedures for new hire professional engineering staff and technicians.
- Performed technical and peer reviews of engineering documents.

**PROFESSIONAL ENGINEERING LICENSURE:**

- Licensed Professional Engineer: Alabama, Arkansas, Colorado, Florida, Indiana, Iowa, Kansas, Kentucky, New Mexico, Louisiana, Mississippi, Missouri, Nebraska, North Carolina, Oklahoma, South Carolina, South Dakota, Tennessee, Texas, and Wyoming.
- NCEES Model Law Engineer.

**PROFESSIONAL ENGINEERING EDUCATION:**

- Bachelor of Science in Civil Engineering, July 2001, The University of Oklahoma. Primary areas of study: Civil Engineering, Geotechnical Engineering, and Structural Engineering.
- EFI/Vale Advanced Roofing Certification (EVS/R™ 100013), July 2016

**ENGINEERING EMPLOYMENT HISTORY:**

- Valor Forensic Engineering Services, LLC: President and Principal Engineer/Designated Agent, 2019 to Present (Forensics)
- Insight Forensics Inc: Principal Engineer/Designated Agent, 2019 (Forensics)
- EFI Global, Inc.: Senior Engineer/Engineer of Record, 2016 - 2019 (Forensics)
- PTC|LWG: Tulsa, Oklahoma, Senior Engineer, 2015-2016 (Forensics)
- Rimkus Consulting Group, Inc.: Consultant, Senior Consultant/Engineer of Record, 2011-2015 (Forensics)



**CHAD T. WILLIAMS, P.E.**

PRESIDENT AND PRINCIPAL ENGINEER: FORENSICS  
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**CURRICULUM VITAE**

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- Parsons (Maintenance Engineering): Senior Engineer/Lead Civil Engineer, 2008-2011 (Operations, Maintenance, and Forensic Engineering)
- SMC Consulting Engineers, P.C.: Project Manager, 2006-2008 (Land Development /Utilities)
- BKL, Inc.: Project Manager/Civil Engineer, 2005-2006 (Transportation/Utilities)
- Sack and Associates, Inc.: Project Manager, 2004-2005 (Land Development/Utilities)
- Kellogg Engineering, Inc: Civil Engineer, 2003-2004 (Land Development/Utilities)
- City of Owasso, Oklahoma: Civil Engineer 2002-2003 (Land Development/Operations)

**PROFESSIONAL ENGINEERING/TECHNICAL AFFILIATIONS:**

- American Society of Civil Engineers (ASCE), Member (2004 to Present)
- ASTM: Committee E58 on Forensic Engineering (2020 to Present)
- National Academy of Forensic Engineers (NAFE), Associate Member (2017 to Present)
- National Roofing Contractors Association (NRCA), Engineer Consultant (2020 to Present)
- National Society of Professional Engineers (NSPE), Member (2014 to Present):
  - Financial Technology Task Force Member (2016),
  - Business Model Task Force II Member (2017-2018)
- Oklahoma Society of Professional Engineers (OSPE), Member (2014 to Present):
  - Vice President for Membership (2015 - 2016), Board Member
  - House of Delegates Member for Oklahoma (2016-2019), Board Member
  - President-Elect (2019 to 2021), Board Member
  - Member, Board of Directors (2015 to 2023)

**CONTINUING EDUCATION COURSES PRESENTED:**

- *Challenges in Forensic Engineering* (CE seminar: Oklahoma Engineering Conference, June 2019),
- *Determining the Repairability of Asphalt Composition Shingles* (CE Seminar: National Academy of Forensic Engineers (NAFE) Winter Meeting, January 2020), (CE Seminar: Oklahoma Engineering Conference (Virtual) 2020)
- *Differentiating Earthquake Movement from Other Structural Movements* (CE seminar: Multiple Dates and Locations),
- *Forensic Engineering* (CE Seminar: Oklahoma Engineering Conference, June 2016),
- *Light Residential and Commercial Earthquake Evaluations* (CE Seminar: National Academy of Forensic Engineers (NAFE) Summer Meeting, July 2018),
- *Lightning Strikes to Residential Buildings: Impacts beyond the electrical system* (CE Seminar: National Tornado Summit, February 2019),
- *Wind and Hail Damage to Commercial Roofing* (CE seminar: National Tornado Summit, February 2018),



**CHAD T. WILLIAMS, P.E.**

PRESIDENT AND PRINCIPAL ENGINEER: FORENSICS  
C: 918.845.8442 [CHAD.WILLIAMS@VALORFES.COM](mailto:CHAD.WILLIAMS@VALORFES.COM)



**CURRICULUM VITAE**

**FORENSIC ENGINEERING SERVICES**

**PO BOX 783, JENKS, OKLAHOMA 74037 | 855.918.5111 (TF) | [WWW.VALORFES.COM](http://WWW.VALORFES.COM)**

- *Wind, Wave or Something Else: The forensics of boat dock evaluations* (CE seminar: National Tornado Summit, February 2019), and
- *Thermal Imaging: Applications in Investigations* (CE seminar: Multiple Dates and Locations)

**PROFESSIONAL TECHNICAL PUBLICATIONS:**

- Use of the Repairability Assessment Method for Evaluating Asphalt-Composition Shingle Roof Repairs. *Journal of the National Academy of Forensic Engineers*, 37(1): December 2020

**PRIOR EXPERT WITNESS TESTIMONY:**

During the past four years (back to June 1, 2017), testimony via deposition has occurred in the following matters:

- January 23, 2018: District Court of Muskogee County, State of Oklahoma: Advanced Urology and Advanced Wellness Center Muskogee, LLC Vs. Gulf Harbors Construction, New Ground Resources, Inc., New Ground International, Inc., and Massey-Mann, LLC; CJ-2013-281: Bruce A. Spence; Spence Law Office (Tulsa); Construction Defect regarding site work and drainage.
- March 28, 2018: United States District Court for Western Oklahoma: Southern Nazarene University Vs Federal Insurance Company; Case No. 5:17-CV-00558-M; R. Ryan Deligans, Durbin Larimore & Bialick (Oklahoma City); The evaluation of reported seismic damage to an academic building.
- July 2, 2020: United State District Court for the North District of Texas: Amarillo Division: Nicholas Albracht Vs. Indemnity Insurance Company of North America Civil Action 2:19-CV-00072-D, Jennifer Martin; Wilson Elser Moskowitz Edelman & Dicker, LLP; Review of an engineering report performed by others.

No courtroom testimony has occurred during the past four years (back to June 1, 2017).



**VALOR FORENSIC ENGINEERING SERVICES**

**SECTION 4: ATTACHMENT G:  
GENERAL CONDITIONS AND LIMITATIONS**

**VALOR FORENSIC ENGINEERING SERVICES****SECTION 4: ATTACHMENT G:  
GENERAL CONDITIONS AND LIMITATIONS:**

This Report of Findings resulted from an evaluation conducted by Valor Forensic Engineering Services, LLC (Valor FES) based on the Scope of Work requested by the retaining client. Evaluations are based on visible and tactile conditions only and do not include destructive testing unless otherwise indicated. Evaluations may have utilized instruments to measure various parameters present to building materials and/or other items at the site. The use of specific instruments will be identified within the text of the report of findings (if utilized). Mold assessments and air quality assessments have not been performed and are outside of this scope of work. Reports of Findings have a defined scope and are not intended to identify all conditions that may be present at or within a given building/site.

Licensed Professional Engineers and Engineering Firms have a professional and ethical obligation to protect the health, welfare, and safety above all other considerations while remaining objective in our evaluations. Valor FES determined the findings and/or conclusions as stated within this report within a reasonable degree of engineering certainty based primarily on the conditions present at the site at the time of the site evaluation(s), the review of applicable data (as indicated within the text of the report), and based on the education, training, and experience of the professional engineering and other assigned staff. Valor FES had no stake or financial interest in the subject property or outcome of any insurance claim or litigation related to this matter.

**VALOR FES RESERVED THE RIGHT TO REVIEW ANY DATA, CONDITIONS, OR OTHER INFORMATION THAT BECOME AVAILABLE FOLLOWING THE ISSUANCE OF THIS REPORT OF FINDINGS AND TO REVIEW/REVISE THIS REPORT OF FINDINGS ACCORDINGLY.**

Any third-party data included within this report is subject to the terms, restrictions, limitations, and/or suitability for use restrictions of the data provider/source. Valor FES has not independently verified the accuracy, completeness, or methodology of any third-party data sources utilized in the preparation of this report.

The recommendations/conclusions included within this report are intended for developing cause(s) of failure, cost estimates and scopes of repair only unless otherwise indicated. **THIS REPORT OF FINDINGS SHALL NOT BE ACCEPTED BY ANY JURISDICTION AS FINAL SIGNED, AND SEALED CONSTRUCTION PLANS.** It may be necessary for the building owner retain the services of design professionals (properly licensed within the jurisdiction where the subject matter is located) to develop actual construction plans. Dimensions and/or quantities are approximate. Any contractors retained by the owner to complete repair work will remain solely responsible for their work including but not limited to verification of all dimensions and quantities, the determination of construction sequencing and erection techniques, compliance with any and all applicable building codes and manufacturer instructions and/or recommendations, the quality, fit, and finish of their work, and for completing the work in a safe and workmanlike manner.

Valor FES has provided final versions of this report to the client (or their designated representative) in a digital format via email or a digital file transfer website unless otherwise requested. This report is confidential and will not be released to any other parties without the approval of the retaining client unless otherwise required by law. Valor Forensic Engineering Services, LLC disclaims any contractual relationship, duty, or obligation to any party other than the client to whom this report is titled.

**THE FINANCIAL LIABILITY FOR VALOR FES TO THE RETAINING CLIENT IS LIMITED TO THE VALUE OF THE FEES RECEIVED FOR THE EVALUATION. NO OTHER WARRANTY OR SUITABILITY FOR SPECIFIC USES OR PURPOSES IS STATED OR IMPLIED.**

**REPORT CONTENTS/FORMAT ©2021 VALOR FORENSIC ENGINEERING SERVICES, LLC. TRANSMISSION, REPRODUCTION, AND/OR DISTRIBUTION OF THIS DOCUMENT BY ANY PARTY OTHER THAN THE RETAINING CLIENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF VALOR FORENSIC ENGINEERING SERVICES, LLC (UNLESS REQUIRED BY LAW) IS EXPRESSLY PROHIBITED.** Clients and/or their designated representatives retain the right to transmit this report of findings as necessary for processes related to the subject matter.



**VALOR FORENSIC ENGINEERING SERVICES**

**SECTION 4: ATTACHMENT H:  
RATES, TERMS, AND GENERAL CONDITIONS**



## FORENSIC ENGINEERING SERVICES

PO BOX 783, JENKS, OKLAHOMA 74037 | 918.970.4722 | 855.918.5111 (TF) | [WWW.VALORFES.COM](http://WWW.VALORFES.COM)

### RATES, TERMS, AND GENERAL CONDITIONS

(Effective 01.01.2021 to 07.01.2021: Supplemented 05.29.2021)

#### 1.0: GENERAL INFORMATION:

Valor Forensic Engineering Services, LLC (Valor FES) is a Professional Engineering Firm which provides forensic engineering consulting services to adjusters, appraisers, attorneys, contractors, property owners, and other parties directly involved with a given subject matter. Valor FES does not provide design services. Any necessary design services should be obtained from licensed design professionals in accordance with the rules, laws, and/or local codes within the subject jurisdictions.

#### 2.0: PROFESSIONAL SERVICE FEES AND COSTS:

Professional services provided by Valor FES are provided on either a 'fixed fee' basis or on a 'time and cost' basis derived from a defined scope of work. Fees for our services are due based upon the work performed and cannot be contingent on the outcomes of any specific matter. Valor FES, at its sole discretion, reserves the right to require the payment of retainer based on the value of the proposed services plus anticipated costs. Evaluations on a 'fixed fee' basis are subject to revised (increased or decreased) budgets based on revised scopes of work.

##### 2.1: 'TIME AND COST' FILE BILLING RATES:

Professional Engineering services ('Time and Cost' basis) are offered at the following billing rates:

Principal Engineer (P.E.)	\$230/hour (Legal \$275/Hour/Testimony \$395/Hour)
Senior Engineer (P.E.)	\$210/hour (Legal \$250/Hour/Testimony \$350/Hour)
Staff Engineer (P.E.)	\$180/hour (Legal \$215/Hour/Testimony \$305/Hour)
Associate Engineer (P.E./E.I.)	\$150/Hour (Legal \$180/Hour/Testimony \$255/Hour)
Engineering Technician	\$125/hour (Legal \$150/Hour/Testimony \$210/Hour)
Technical Writer/Administration	\$75/hour
Vehicle Mileage:	Current IRS Mileage Rate (roundtrip from office to site)
Tolls and Parking:	Cost plus 10 percent.

Engineering technicians may be employed as third-party contractors and subject to their firm's respective billing policies and rates.

##### 2.2: APPRAISAL UMPIRE SERVICES:

Billing for Valor FES staff acting as an Umpire in an appraisal shall be based on 'Time and Cost' billing rate listed above. Valor FES reserves the right to decline to engage in any specific appraisal process at its sole discretion.

**A full cost retainer (divided among the involved parties as defined by the relevant policy or law) will be required to be received by Valor FES based on estimated costs/time prior to the performance of any work related to Appraisal Umpire services.**



**VALOR FORENSIC ENGINEERING SERVICES****2.3: LEGAL SUPPORT SERVICES/BILLING RATES:**

Legal rates are applicable for matters where Valor FES was retained by legal counsel or when matters in which Valor FES was otherwise retained engage attorneys/legal counsel. In matters with incidental engagement of legal counsel, Valor FES may elect, at its sole discretion, to continue to bill for services at standard rates. It is not necessary for litigation to have been filed for legal rates to apply.

**2.4: SUBPOENA OF RECORDS:**

It is the intention of Valor FES to work with involved parties to ensure that information requested by involved parties is made available in as smooth and cooperative manner as feasible. It should be noted that the response to subpoenas for records requires significant (and non-trivial) efforts and draws our professional staff away from other business operations. As a third-party (non-involved party in the litigation), it is necessary for Valor FES to bill for the time necessary to provide the requested information and/or to engage with legal counsel. As such, an invoice for the production of documents in response to a subpoena will be sent to the party filing said document.

As there may be agreements among/between the involved attorneys relative to the payment of expert fees, it is the obligation of the involved attorneys to ensure that this invoice is paid. It should be noted that invoices for the production of documents resulting from a subpoena are due upon receipt and that payment may be required prior to the release of any documents. It should also be noted that all invoices relative to the involved parties must be fully paid prior to the scheduling of any testimony.

**Unless otherwise agreed to in advance, any subpoenas for documents shall be submitted directly to our legal counsel as listed below:**

**DAVID R. KEESLING | NATIONAL PARTNER**  
**T: 918.998.9350 EMAIL: [DKEESLING@DBLLAWYERS.COM](mailto:DKEESLING@DBLLAWYERS.COM)**  
**DUNLAP BENNETT & LUDWIG, PLLC**  
**6660 SOUTH SHERIDAN ROAD, SUITE 250**  
**TULSA, OKLAHOMA 74133**

Please also note that Dunlap, Bennet, and Ludwig, PLLC is the Registered Agent for Valor Forensic Engineering Services, LLC within the State of Oklahoma. Valor FES reserves the right to take any and all actions necessary to prevent and/or stop abusive, harassing, or other unprofessional behavior by any party presenting a subpoena.

**2.5: TESTIMONY RATES AND TERMS:**

As with subpoenas, it is the intention of Valor FES to work within involved parties to provide testimony in as smooth and cooperative manner as possible. Testimony in depositions, trials, or other processes require significant time and resources that draw professional staff away from other business operations. Furthermore, the coordination of such testimony also requires significant time, effort, and work on the part of the firm. As such, it is necessary for Valor FES to charge rates commensurate to that level of work. As such, testimony rates will apply to any preparation meetings, travel, and physical time present for testimony.

Depositions or other testimony are subject to a minimum charge of 8-hours of individual preparation time billed at the legal/testimony rate for review of file materials and other preparation.



**VALOR FORENSIC ENGINEERING SERVICES**

This will be in addition to the time requested by legal counsel for testimony preparation. It should be noted that individual files may require more than 8 hours for the review of file materials and other deposition preparation. The time spent in deposition or other testimony will be billed in 4-hour increments at the Legal/Testimony rates and will be subject to a 4-hour minimum charge and will count the time present for the testimony and not the 'time on the record.' Testimony will immediately cease when the time included in the paid retainer has been exhausted. It should be noted that the portion of the retainer related to the preparation for deposition is considered to be non-refundable once a deposition is scheduled as significant efforts will have been undertaken in the scheduling and preparation for testimony. As there may be agreements among/between the involved attorneys relative to the payment of expert fees, it is the obligation of the involved attorneys to ensure that this retainer is paid in a timely manner to allow for the scheduling of the requested testimony.

**Effective Immediately, Valor FES requires the receipt of retainer equal to the estimated cost of preparing for and attending any testimony prior to scheduling of any testimony. Estimates for the retainer will be provided to the party requesting the testimony any full payment is due prior to scheduling the testimony.**

**Requests for Testimony need to be filed with as much lead time and notice as possible. As work schedules are commonly set weeks in advance, requests for testimony with less than a 60-day notice may not be possible given current workload and scheduling commitments.**

**Unless otherwise agreed to in advance, all requests/subpoenas for deposition shall be submitted directly to our legal counsel at:**

**DAVID R. KEESLING | NATIONAL PARTNER  
T: 918.998.9350 EMAIL: [DKEESLING@DBLLAWYERS.COM](mailto:DKEESLING@DBLLAWYERS.COM)  
DUNLAP BENNETT & LUDWIG, PLLC  
6660 SOUTH SHERIDAN ROAD, SUITE 250  
TULSA, OKLAHOMA 74133**

Please note that Dunlap, Bennet, and Ludwig, PLLC is the Registered Agent for Valor Forensic Engineering Services, LLC within the State of Oklahoma.

Please also note that Valor FES will require that any testimony outside of a courtroom occurs at our legal counsel's office, at an agreed to neutral site (costs for renting of the site will be the responsibility of the party requesting the deposition), or via on-line video conference. Valor FES specifically reserves the right to have legal counsel present and involved in any legal testimony process. Should coordination among the involved parties and our legal counsel be necessary as part of any testimony, the costs related to this legal counsel coordination will remain the financial responsibility of the party requesting the testimony. Furthermore, please note that Valor FES reserves the right to take any and all necessary actions to prevent and/or stop abusive, harassing, misleading, or other unprofessional behavior by any party during any testimony.

## **2.6: THIRD-PARTY SERVICES:**

Professional engineering and associated services may include the engagement of third-party providers for field assessments/testing, for the development of weather data/resources, and obtaining technical references and/or other necessary data. Any third-party data included within



**VALOR FORENSIC ENGINEERING SERVICES**

the work of Valor FES will remain subject to the terms and limitations imposed by the specific data provider.

Expenses related to third-party services will be billed to the retaining client at actual cost-plus 10 percent. The costs of third-party services will either be included in the initial evaluation budget accepted by the client or approved in writing prior to be incurred. At the discretion of Valor FES, third-party services may be separately billed from other professional engineering and associated services when incurred and due within 15 days.

**2.7: OUT OF REGION TRAVEL:**

Out of Region travel is defined as a matter that requires more than 6 hours of roundtrip travel (by car) from the primary office or matters that necessitate hotel stays as a result of multi-day evaluations. Costs associated with out of region travel may include airfare, rental cars, hotels, per diem, and other necessary expenses. Meal costs are billed based on current GSA per diem rates.

Due to the inherent variability of evaluation schedules, Valor Forensic Engineering Services, LLC will book necessary airfare via Southwest Airlines as 'Anytime' or 'Business Select' fares whenever possible. Depending on scheduling and/or geographic limitations, alternative airline arrangements may be necessary. When traveling by other airlines, Valor FES may elect to book travel at a higher fare classification when financially prudent due to the costs associated with bag fees or other charges.

**3.0: OPERATIONAL LIMITATIONS (COVID-19 PANDEMIC):**

Due to the ongoing COVID-19 pandemic and continued uncertainties about what limitations/restrictions will be present in the future, Valor FES retains the right to temporarily suspend firm operations in totality or in specific cities, states, and/or geographic locations due to the imposition of quarantines, travel restrictions, or other operational restrictions which would limit our work. These service disruptions may also occur as a result of actions undertaken by governments related to necessary travel routes to and/or from the respective sites.

In the event that such a service suspension is necessary, Valor FES will notify the retaining clients for matters impacted by this decision. Valor FES also retains the right to implement operational requirements, restrictions, and/or suspensions beyond those imposed by various government agencies at its sole discretion.

To the extent feasible and legally permissible, Valor FES will continue to work with retaining clients to reduce the impacts associated with any necessary operational requirements, restrictions, and/or suspensions. **The implementation of service suspensions or disruptions may increase the time and expenses necessary for Valor FES to complete Scopes of Work. As the COVID-19 Pandemic is beyond our control, Valor FES shall not be liable for detrimental consequences which occur as a result of delays resulting from service suspensions and/or disruptions.**

**4.0: PAYMENT TERMS (NON-TESTIMONY):**

Professional engineering and associated services are billed upon the completion of the current scope of work, excluding evaluations where work will continue beyond 30 days. For evaluations continuing beyond 30-days, invoices will be sent monthly. Payment for all invoices will be due



**VALOR FORENSIC ENGINEERING SERVICES**

within 15-days and are not contingent upon any specific outcomes for a given matter. Full payment of any and/or all outstanding balances from the retaining client may be required at the discretion of Valor FES prior to the release of final signed and sealed reports, or other documents to the retaining client. Professional engineering and associated services may be billed against retainers until exhausted at which time additional retainer funds may be requested for the continuation of work at the discretion of Valor FES.

Unless alternative arrangements are made, invoices remaining unpaid after 30-days are subject to incur interest costs at an annual rate of 18% (1.5% compounded monthly). Valor FES reserves the right to suspend involvement with any and all matters for which the retaining client has invoices that remain unpaid beyond 60 days. Should additional costs be incurred from the collection process, those costs will be due from the retaining client.

**5.0: GENERAL CONDITIONS:**

The professional engineering and other services provided by Valor Forensic Engineering Services, LLC will be performed with a degree of skill and care consistent with the practices of the forensic engineering profession in the area where the subject building was located, and at the time of the evaluation. Findings and Conclusions as stated within Reports of Findings are determined within a reasonable degree of engineering certainty based on the conditions present at the site at the time of the site evaluation(s), based on the review of applicable and available data, and based on the education, training, and experience of the professional engineering and other assigned staff. No other warranty, suitability for use, or outcome is expressed and/or implied. **The financial liability of Valor Forensic Engineering Services, LLC resulting from the performance of its services shall be limited to the cost of the services billed/performed during the initial assessment/preparation of the report of findings. All work is subject to the limitations as listed within the Report of Findings or other issued documents.**

Valor Forensic Engineering Services, LLC reserves the right to review any additional data, conditions, and/or information that becomes available following the issuance of the Report of Findings or other documents. If necessary, Valor Forensic Engineering Services, LLC also reserves the right to review and/or update findings and/or conclusions based upon new information.

Mold assessments and air quality assessments are beyond the scope of work performed by Valor FES. As reports of findings have a defined scope, it is not intended to identify all conditions that may be present at or within a given building/site.

Due to professional obligations, perceived or actual conflicts of interest, workload, limitations in areas of expertise, and other factors; Valor Forensic Engineering Services, LLC retains the right to decline to accept or to decline to remain involved with a specific evaluation or matter. The decision to decline to accept or to decline to remain involved with a matter is a decision that will be solely at the firm's discretion. If Valor Forensic Engineering Services, LLC determines that it is necessary to withdraw from a matter, this action will be taken in writing to the retaining client.

**6.0: REPORT FORMATS AND DELIVERY METHODS:**

Valor Forensic Engineering Services, LLC will provide a signed and sealed digital copy of prepared reports to the retaining client (or their designated representative) in a digital format via a file transfer website such as SharePoint or Dropbox unless otherwise required by law. Given



**VALOR FORENSIC ENGINEERING SERVICES**

the size of report files, it may be necessary to separate reports into multiple sections should a client request to receive a file via e-mail. If requested or required by state or local rules/laws, a printed copy of the report can be provided to the retaining client. This report is confidential and will not be released to any other parties without the approval of the retaining client unless otherwise required by law. Valor Forensic Engineering Services, LLC disclaims any contractual relationship, duty, or obligation to any party other than the retaining client.

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**7.0: RETAINAGE AND STORAGE OF EVIDENCE:**

Certain evaluations will require the collection, storage, and/or transfer of evidence collected during site evaluations. Evidence storage fees are incurred when evidence is obtained and not immediately sent to a lab or other party. The costs of securing evidence and transferring evidence to a lab will be billable to the client. Storage fees are incurred on a monthly basis and will typically be billed to the client on a quarterly basis. The time that evidence is considered to be stored begins with the date of collection until written consent is provided by the client to dispose of or transfer the evidence.

**7.1: Storage Rates:**

Initial Intake Fee:	\$25/each item
Small Items (Less than 4 cubic feet):	\$30/month
Items larger than 4 cubic feet:	Quoted

**7.2: Alternative Storage/Evidence Transfer:**

Valor FES maintains a limited evidence storage capacity and may need to transfer storage to a contract provider or affiliated company. Clients/evidence owners will be notified prior to the transfer of any evidence.

**7.3: Disposal of Evidence:**

The termination of storage and disposal of evidence will require the written approval of the client sent through email, US Mail, or hand delivery. Evidence that is relevant to multiple parties will require the approval of all parties prior to the disposal of the evidence. The disposal of large or hazardous evidence may incur a disposal fee. Any evidence released by the retaining client for disposal may be retained at no further expense for research purposes.

**VALOR FORENSIC ENGINEERING SERVICES**

**SECTION 4: ATTACHMENT I:  
INVOICES**



**INVOICE**

Valor Forensic Engineering Services, LLC  
 PO Box 783  
 Jenks, OK 74037  
 (855) 918-5111  
 info@valorfes.com

**Project Lead:**  
 Chad T. Williams, P.E.  
 (918) 845-8442  
 chad.williams@valorfes.com



**Ian Rupert**  
**Ian's Enterprise LLC**  
**VFES OK-05.30.2021.01 - Mullican Residence**  
**6000 Country Ridge Lane**  
**Newalla, OK 74857**

<b>Invoice #</b>	1522
<b>Date</b>	6/6/2021
<b>Amount Due</b>	\$1,400.00
<b>Due Date</b>	6/21/2021

**Make A Payment →**

Verified Secure

Chad T. Williams, P.E.

Item	Description	Qty	Price	Amount
Site Evaluation With ROF*	Site Evaluation: 06.04.2021	1.00	\$1,400.00	\$1,400.00

<b>Sub Total</b>	\$1,400.00
<b>Total</b>	\$1,400.00
<b>Amount Paid</b>	\$0.00
<b>Balance Due</b>	\$1,400.00

**SPECIAL INSTRUCTIONS**

\* is internal to VFES due to changes in billing codes.

Please include the job number and invoice number with any correspondence and/or payments.